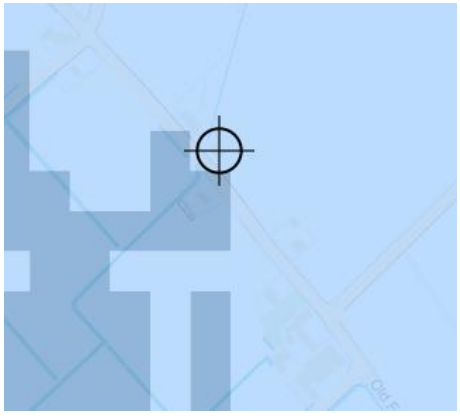
Flood Risk Assessment

Proposed conversion of garage to disabled wet room, along with alterations to create disabled access. Side extension to dwelling to extend kitchen and create a sun room at Midhaven.

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.



The map below indicates the extent of flood from surface water. As you can see it is minimal risk and does not affect the existing bungalow or its new extension.



The map below indicates the extent of flooding from reservoirs, seen below shows this will have no effect on the bungalow or its new extensions.



Floor levels within of the proposal will not be altered lower than the existing levels of the property and all necessary flood proofing measures will be installed to the proposed extension where possible.