

Flood Risk assessment

Property address:

12 Princes Way

Ruislip

Middlesex

HA4 0Px`

Site:

No. 12 Princes Way, Ruislip is an end terraced property located close to the Victoria Road retail park in Ruislip and it is surrounded by properties of a similar age, style and character. The site lies within Flood Zone 2 (medium risk). There are no trees in the vicinity of the property that would have any impact on the proposal.

Application:

The applicant has applied, according to the plans submitted, to add a single storey 3m rear extension with flat roof to the property, full size and details are shown on the attached drawings.

Planning Considerations:

In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF.

Flood Zone:

The property is situated in flood zone 2 (medium risk)

Floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development to be incorporated if applicable, where possible.

Where applicable, details of any flood proofing/resilience and resistance techniques to be included in accordance with "improving the flood performance of new buildings" CLG (2007). However, in this instance it is not applicable.