

FLOOD RISK ASSESSMENT REPORT
45 Frankswood Ave
West Drayton
UB7 9QS

Zone Area

45 Frankswood Ave, West Drayton falls within Zone 1 for risk from river and sea flooding as shown within the Environment Agency's Flood Map for Planning, in appendix 1.

The property does fall within Zone 3a for surface water flooding as identified in the West London Strategic Flood Risk Assessment, the map of which is included within Appendix 2.

History

The property was constructed in the 1980s and the present occupant has owned the house for approximately 2 years. There are no historic planning applications relating to this property since it was first erected.

Proposals

The applicant seeks to construct a very modest single storey front porch, measuring 1.5m x 3.57m.

The pitched roof of the porch will discharge into a 300l water butt to provide water storage for the gardens. An overflow to this storage tank will connect into the existing surface water drainage system.

The proposed porch is located in the same position of an existing open porch which measures 2.95 x 0.7m. The porch currently has no drainage.

The existing footprint of the proposed porch is currently laid to non-permeable paving slabs.

With the introduction of water storage and the fact that the area is currently non permeable, and given the very small nature of the extension, it is not deemed to have any impact on flood zone.

The scheme has been designed so that the floor area of the extension matches that of the original house, therefore exposing the occupiers to no greater risk from flooding than they current are exposed to.

The new proposals therefore fall within the guidance agreed with the Environment Agency for a small domestic extension with Zone 3 of a flood plane