

Flood Risk Assessment Report

20 Lothian Avenue, Hayes UB4 0EG

Proposed First Floor Rear Extension

Date: 07.07.2026

SITE LOCATION PLAN

The site is located at 20 Lothian Avenue, Hayes UB4 0EG as shown in Figure 1 and 2 below.

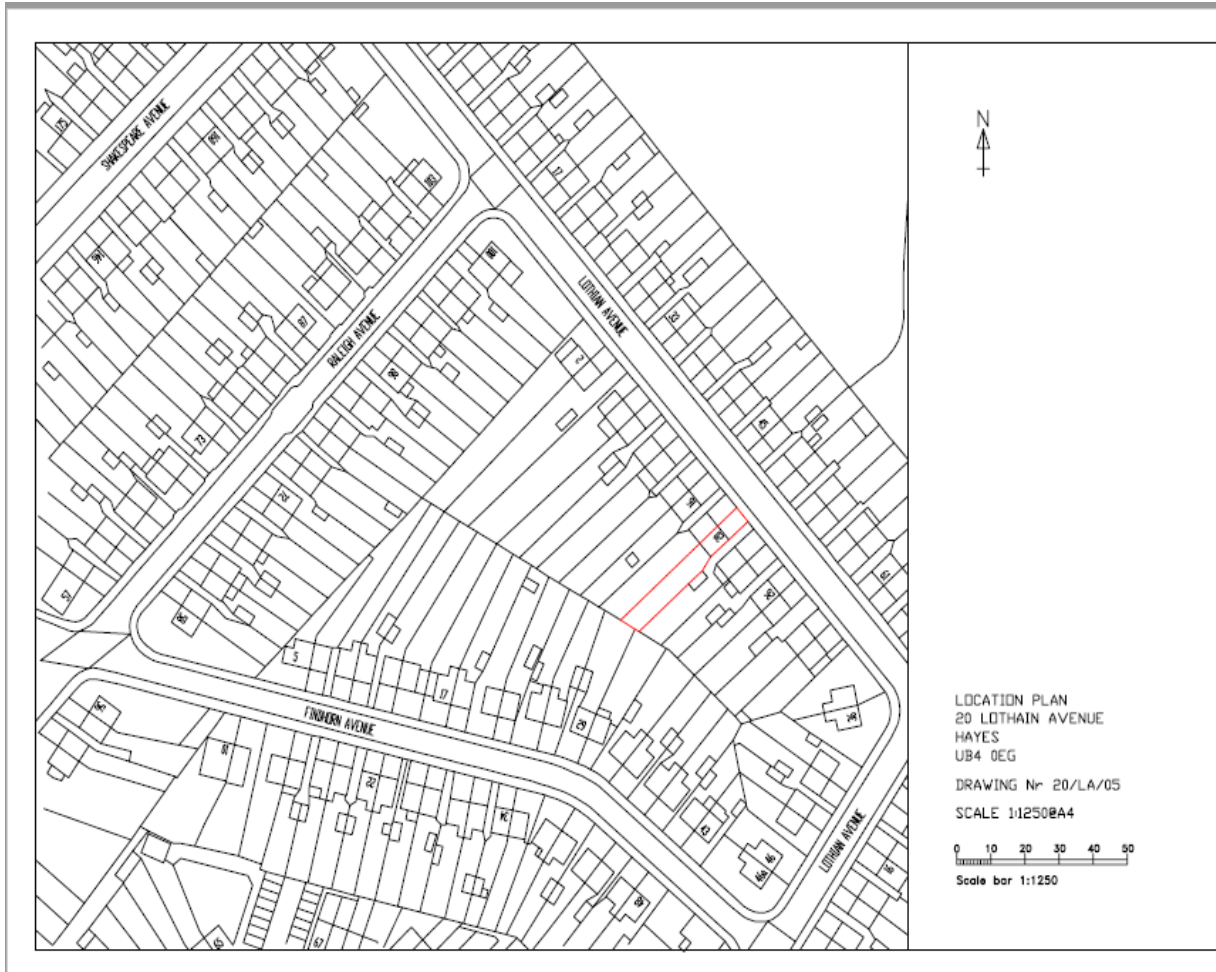


Figure 1: Location Plan

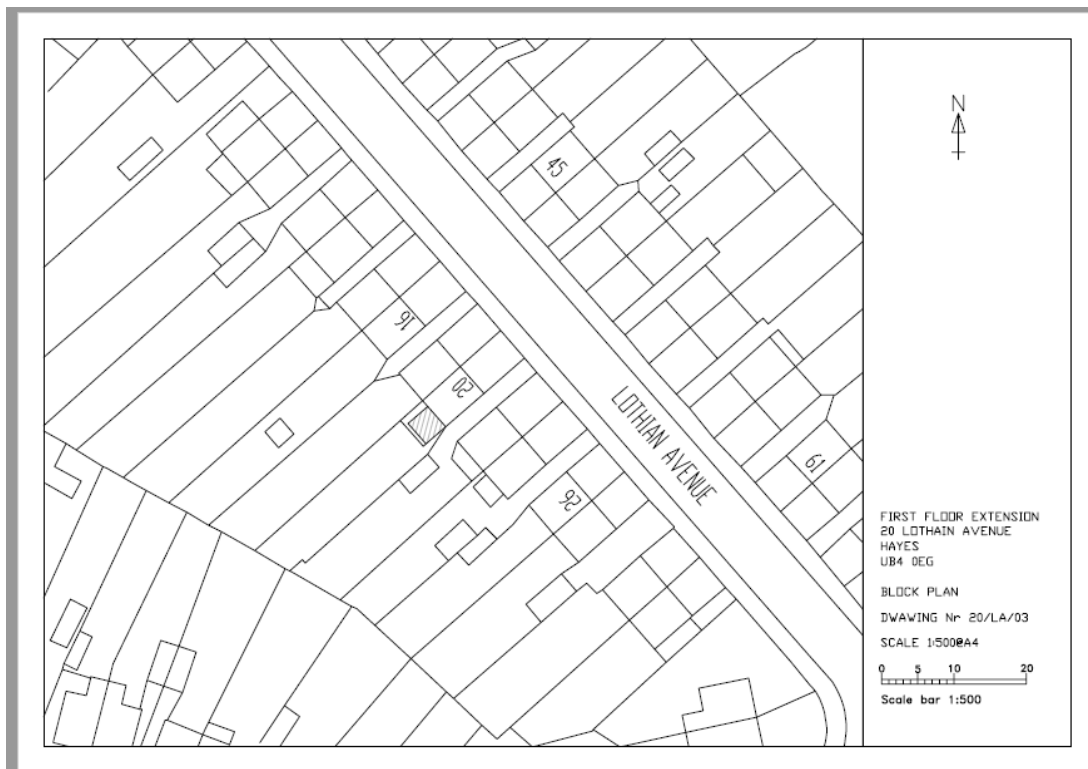


Figure 2: Block Plan

PROPOSED DEVELOPMENT

The development proposal consists of a first floor rear extension. The proposed total area of the extension is 13.5 square meters.

The development is within Flood Zone 2

Table 1 - Description of flood zones for planning purposes

Flood Zone	Description
Zone 1- low probability	Land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Zone 2 – medium probability	Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.
Zone 3a – high probability	Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Zone 3b – the functional floodplain	Land where water has to flow or be stored in times of flood, as identified by local planning authorities in their Strategic Flood Risk Assessments, in agreement with the Environment Agency.

Flood map for planning

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

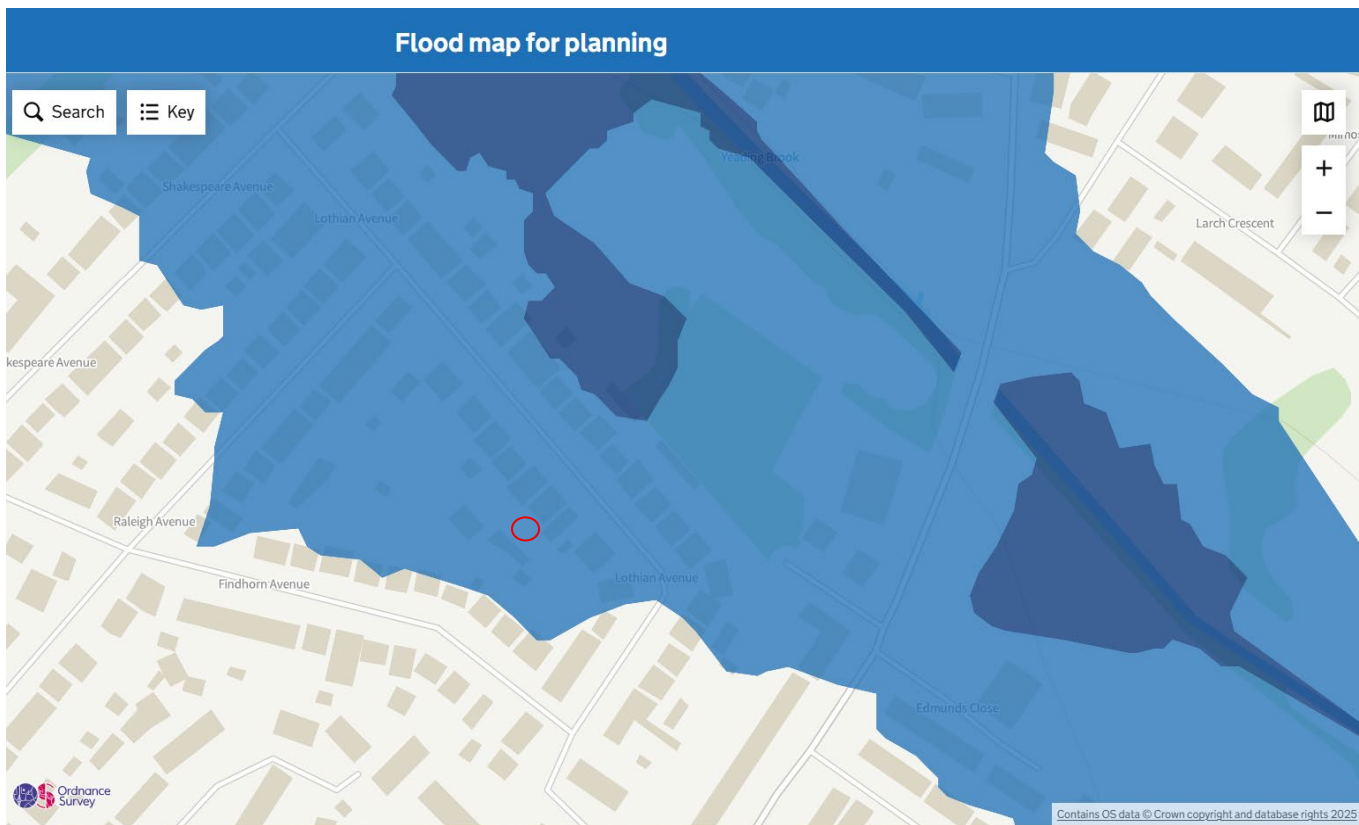
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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As described by the Technical Guidance to the National Planning Policy Framework, “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.”

Minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;
- they would impede access to flood defence and management facilities, or;
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

CONCLUSION

The proposed development comprises of a small residential extension at the first floor with a roof area of 13.5 square meters and would generate a minimal surface water run-off.

The proposal does not involve any increase in the ground floor footprint, and the proposal is classified as a minor development and is appropriate within this flood zone. The extension will not obstruct overland flow routes, reduce floodplain storage or displace flood water. The development will therefore not increase the flood risk on site or neighbouring properties.

The existing dwelling is served by an established surface water drainage system and the proposed run-off from the roof extension will discharge into this existing surface water drainage system.

The proposal does not alter the vulnerability of the development, i.e., no changes to the ground floor general layout and sleep accommodation.

The development is over 350m away from the nearest water course, Yeading Brook. The proposed floor level of the first-floor extension shall be at the same first floor level of the existing house and 2.5m above the ground level.

Current occupiers have not experience any flooding during occupation.