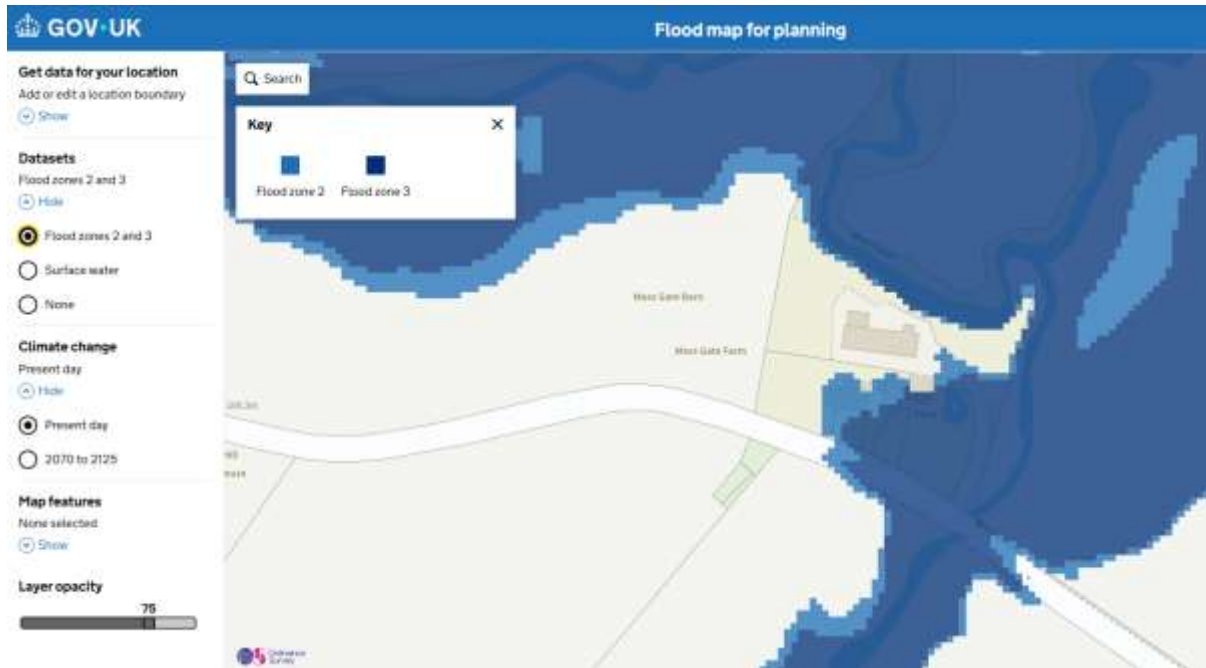


Flood Risk Assessment – Moss Gate Barn, Moss Side Lane, Thornley, PR3 2ND

Introduction

The site is in residential use and comprises of a large detached converted barn and detached double garage.

Part of the site lies with Flood Zones 2 and 3 as illustrated on the Flood Risk map below.

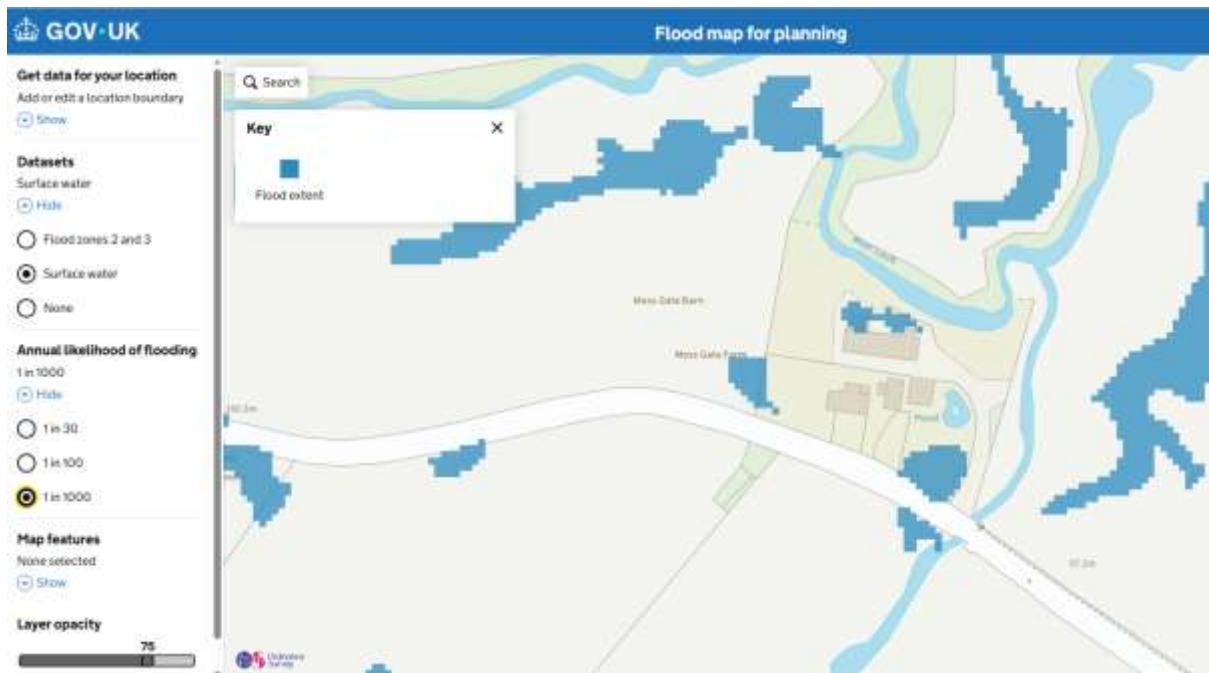


Proposed Development & The Impact Of Flooding

The flood risk indicates that both Flood Zones 2 and 3 abut the garage building and cross over the footprint of the garden store only. The application is for the conversion of the garage element only into a garden room, no works are proposed to the garden store and this will remain as it is.

As the garage element itself is outside of the Flood Zones the proposed works are outside of the risk. However, the finished floor level will be raised by 150mm due to adding insulation for Building Control requirements. This would have addressed any Flood Risk issues if there were any.

As matter of course the surface water flood map has also been checked for the 1:1000 probability of flooding and can be seen on the following page. This shows no risk to the building itself.



Summary/Conclusion

The information provided in this assessment shows that the proposed development is outside of Flood Zones 2 and 3 and is therefore not at risk of flooding.