

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Project: 2024_111 10 Edenham Close, Reading

Date: 28th August 2024

Revision: PL01

Flood Risk Assessment – 10 Edenham Close, Reading, RG6 3TH

REF: PP-13367218

Dear Wokingham Borough Council Planning,

Introduction

This Flood Risk Assessment (FRA) supports a Householder Planning Application at 10 Edenham Close, Reading, RG6 3TH. The proposed development includes a new single story rear extension and first floor side extension over existing garage and internal reconfiguration,

Site Description

The application site is located at 10 Edenham Close, Reading, RG6 3TH, within Hawkedon ward of Wokingham Borough Council boundary. The property is a detached house, situated in a predominantly residential area characterized by similar residential properties. The site is not within a conservation area, nor is the building listed. The site is located within Flood Zone 2.



Front Elevation

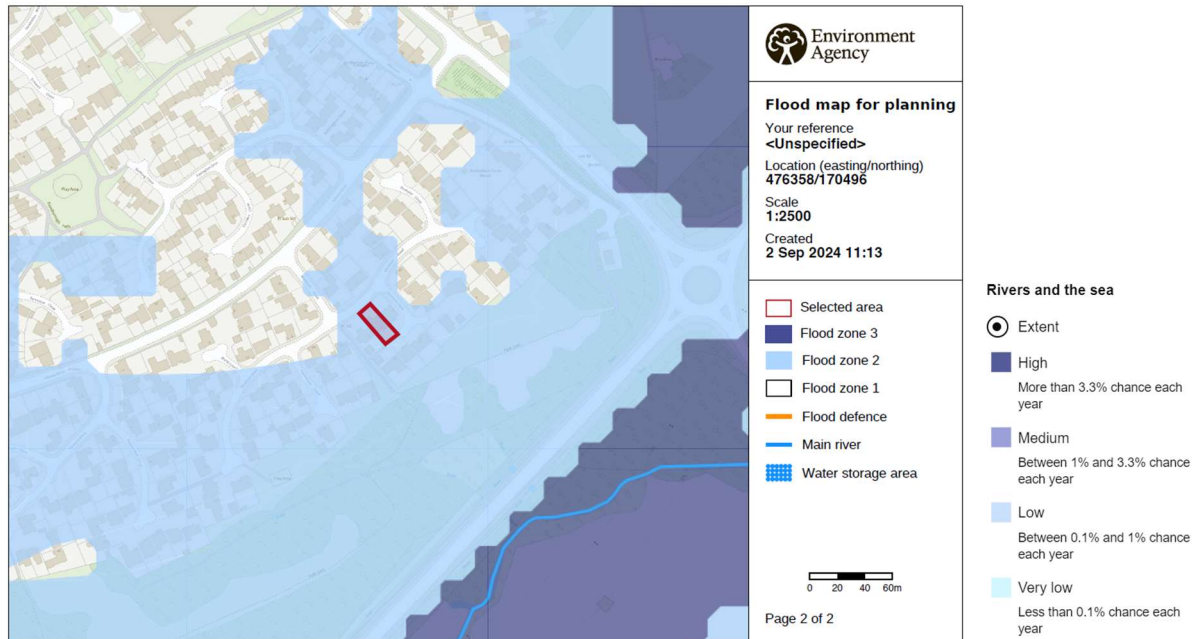


Rear Elevation

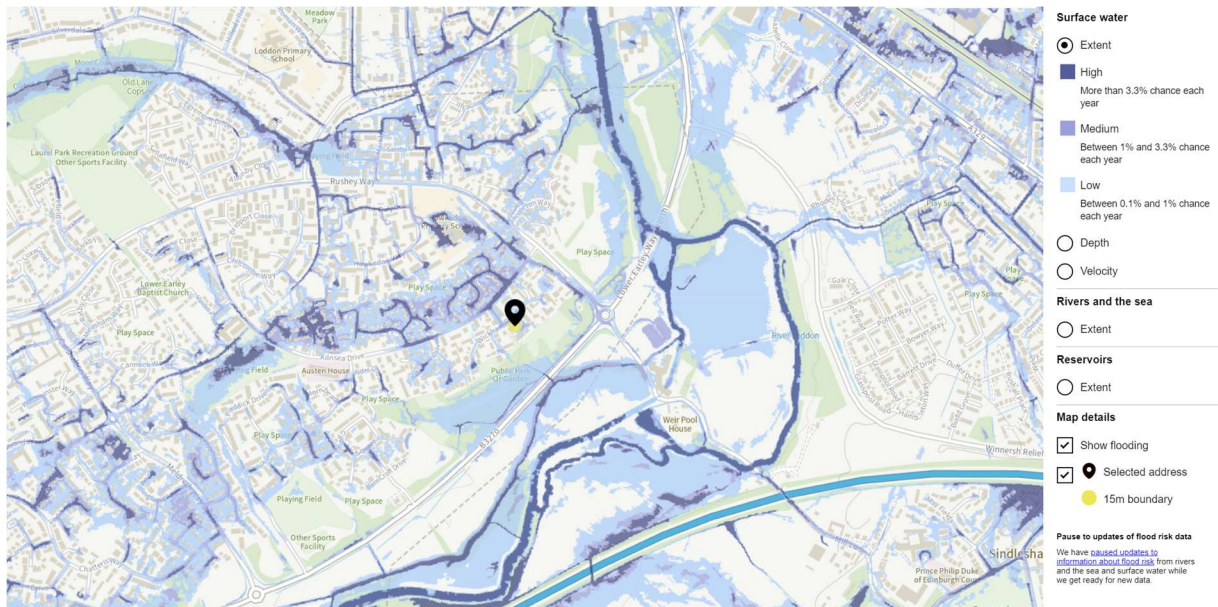
Flood Risk Assessment

Rivers - The proposed development is within Flood Zone 2 as shown on the map extract below. Low risk to flooding from river and sea between 0.1% and 1% chance each year.

The proposed application is for minor works and is not subject to a sequential test.



Surface Water – The proposed development is within a low risk surface water flooding zone – between 0.1% and 1% chance each year.



Flood Risk Management

The Proposed finish floor levels in the extension will match the existing house – 150mm above ground level.

The proposed management of surface water from hard standing and new roofs will be via the existing grey water drainage points across the site. The rear extension roof area is approximately 8sqm bigger than the conservatory roof being removed. The new roof to the side extension is approximately 12sqm more area than existing. All RWP to new roofs will be connected to existing grey water drainage inlets.

Conclusion

The proposed development is at low risk of flooding as demonstrated in this document. All surface water and drainage will be connected to existing drainage routes with amendments to 1no. manhole location. Foul and grey water are split as existing across the site.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,



Niall Green | BA (Hons) MArch PGDip ARB
Director