

**Proposed Replacement Garage
At
Letterbox Cottage, Norton Lane, Aldingbourne
Flood Risk Assessment**

Application Site

The application site is located towards the northern end of Norton Lane. The site, which has an area of approximately 0.14 hectares, consists of a large garden, with a detached cottage and detached garage building on the western side of the site.

The farm land to the North and East of the site falls within an area identified on the Environment Agency flood map which is at risk of flooding from rivers or sea. The site itself does not fall within a flood risk area.

The proposal

The proposal for which we are seeking planning permission is the demolition of the existing detached garage and the construction of a replacement detached garage.

Flood Risk

The proposals will not increase or create any additional flood risk to the garage, dwelling or surrounding area. Although there is an increase in floor area the proposal will not intensify the use of the dwelling. The floor levels of the proposed garage will be approximately 100mm higher than the existing garage. Although the garage does not fall within the area identified as a flood risk area, the construction will be robust and resilient to flood damage, with a solid concrete floor and masonry base walls to a height of 600mm.