PROPOSED VERANDA AT 22, SEA WAY, ELMER SANDS, FLOOD RISK ASSESSMENT.

The proposal relates to a detached chalet bungalow on the Elmer Sands Estate.

According to Environment Agency mapping, the property is in a Zone 3 flood risk area, with a possibility of flooding from rivers and the sea.

However, the risk is considered acceptable for the following reasons:

1. The Elmer sands Estate benefits from sea defences.
2. The decking proposed in conjunction with the veranda is to match the floor level of the dwelling, which is some 600mm above ground.
3. The proposal relates to an open structure, not an extension.
4. The decking is intended for external use and is not prone to damage from flood water, and is free draining, therefore there is no increased risk of flood damage to the existing property.
5. There is no intention to store items susceptible to damage by water under the veranda.