

Flood Risk Assessment Statement – Householder Extension for 44 Oakfield Avenue, Hitchin, Herts SG4 9JD

The proposed development comprises a two-storey side extension and part two-storey / part single-storey rear extension following demolition of an existing side element and detached garage.

The finished floor levels of the proposed extensions will be set no lower than the existing dwelling floor levels.

The development does not include a basement and does not create any additional dwelling.

Flood resilience and resistance measures will be incorporated where appropriate, including:

- Solid concrete ground floor construction
- Damp proof membrane linked to the existing dwelling
- Raised electrical sockets above predicted flood levels
- Use of water-resistant materials at ground floor level where appropriate

The proposal will not increase flood risk elsewhere and will not alter existing site levels.