

Flood Risk Assessment

Planning Reference: **H/25/99845**

Site Address: **77 Passfield Avenue, Eastleigh, SO50 9NJ**

1. Site Overview

The proposed development involves the construction of a single-storey rear extension to the existing residential property at 77 Passfield Avenue, Eastleigh. The extension is modest in scale and located entirely at the rear of the property, away from the road frontage.

2. Flood Zone Classification

According to the Environment Agency Flood Map, the road fronting the property lies within Flood Zone 3, indicating a high risk of flooding. However, the rear of the property, where the proposed extension is located, is outside the designated flood risk zones and is considered to be at low or negligible risk.

3. Sources of Flood Risk

- Fluvial Flooding: The nearby watercourse contributes to the Flood Zone 3 classification at the front of the site.
- Surface Water Flooding: No significant surface water risk identified at the rear of the property.
- Groundwater Flooding: No evidence of groundwater flooding risk at the site.

4. Development Impact

The proposed rear extension is located in a low-risk area and is not expected to increase flood risk to the property or surrounding area. The development is minor in nature and does not encroach upon any floodplain or flow path.

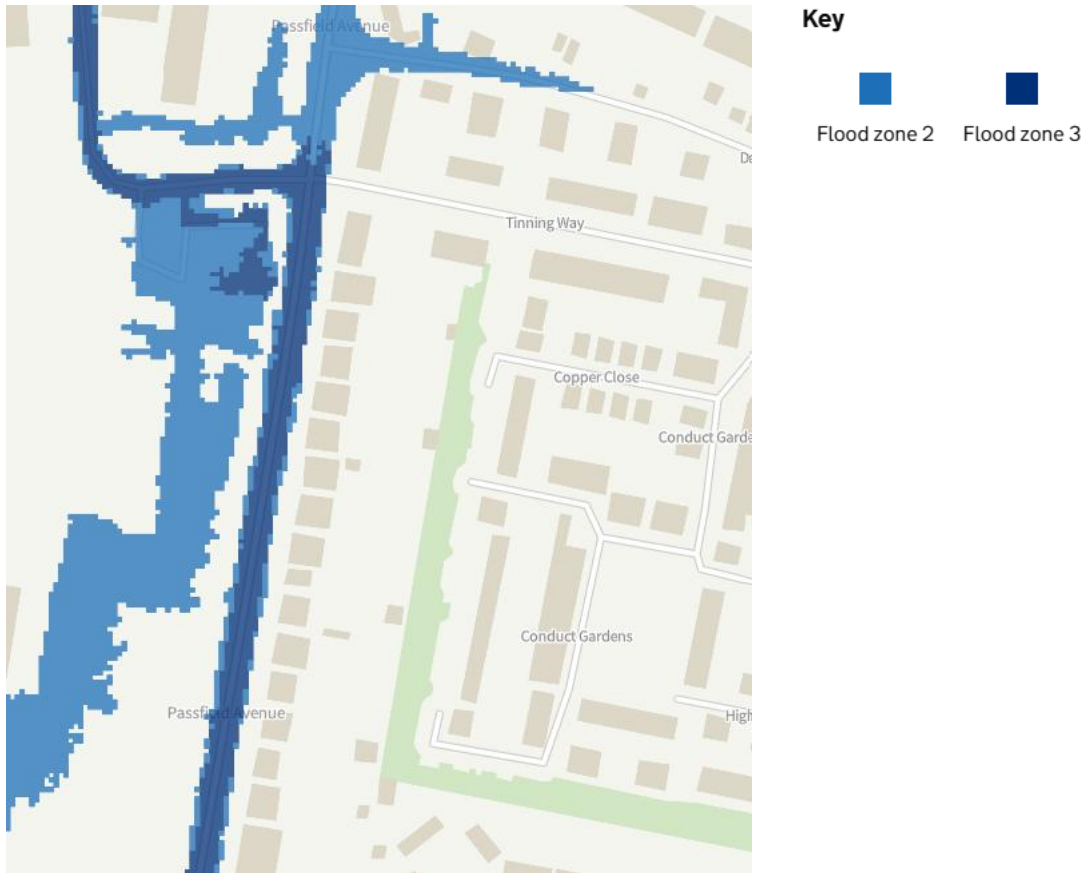
5. Mitigation Measures

- Finished floor levels will match existing property levels.
- Surface water runoff will be managed via existing drainage or SuDS if required.
- No alteration to flood flow paths or floodplain storage.

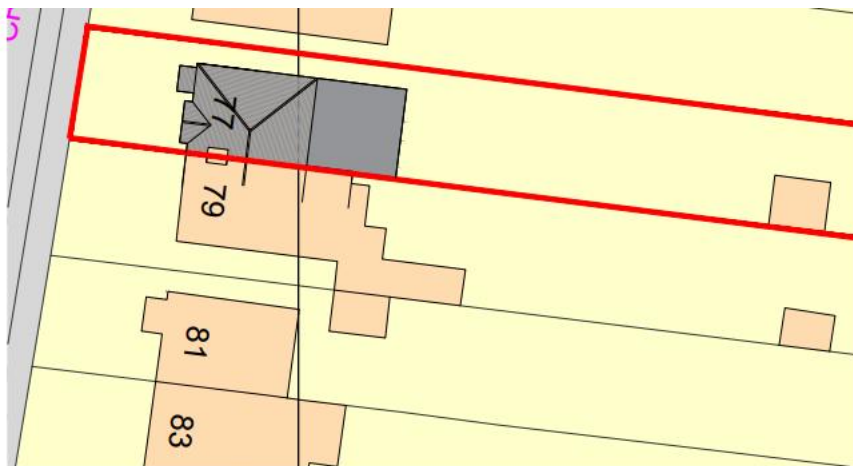
6. Conclusion

The proposed development is located in an area of low flood risk and is appropriate in terms of planning policy. The extension is minor and situated away from the high-risk zone at the front of the property. No further detailed Flood Risk Assessment is required under current Environment Agency guidance for minor development in Flood Zone 1.

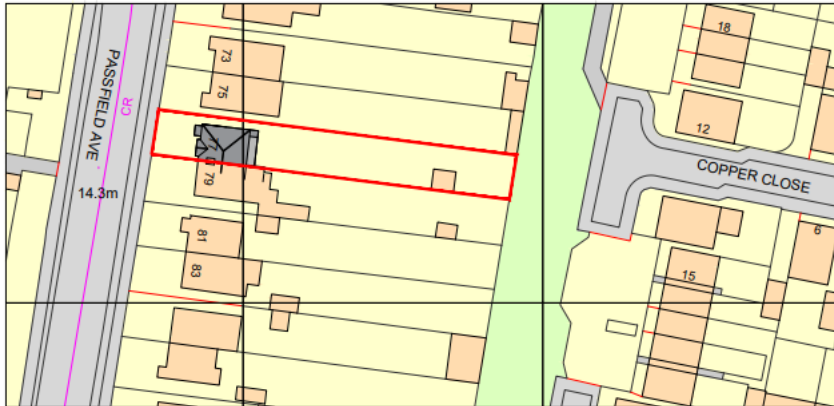
Environmental Agency Extracts



Site, Block and Location Plans



PROPOSED SITE PLAN

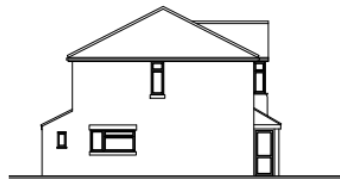


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Existing Plans and Elevations



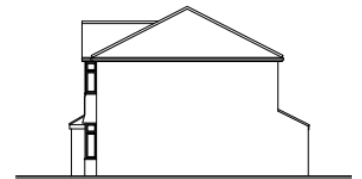
EXISTING FRONT ELEVATION



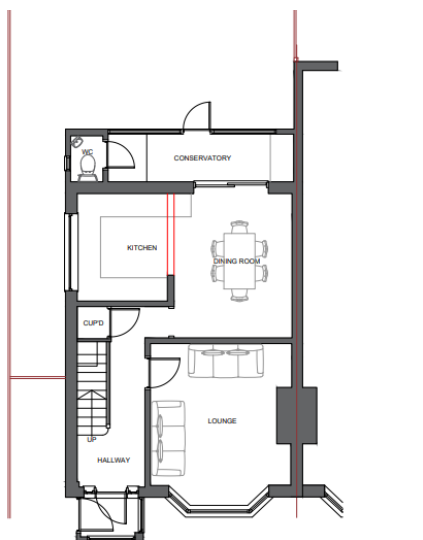
EXISTING SIDE ELEVATION



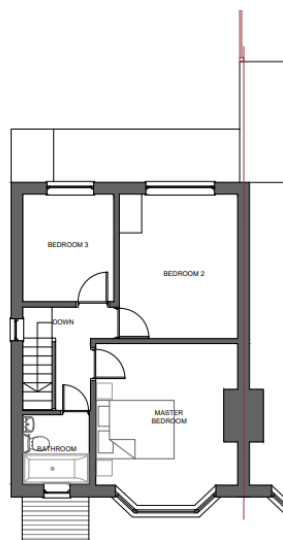
EXISTING REAR ELEVATION



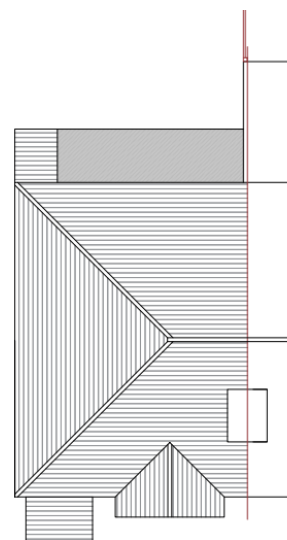
EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

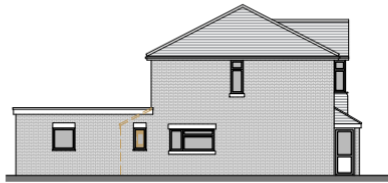


EXISTING ROOF PLAN

Proposed Plans and Elevations



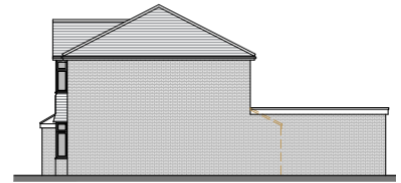
PROPOSED FRONT ELEVATION



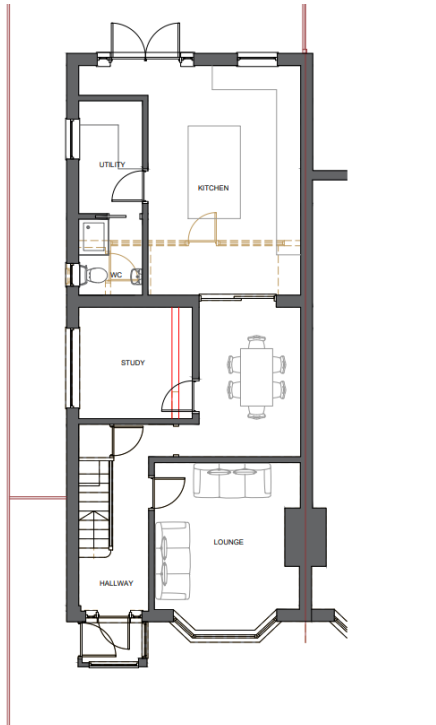
PROPOSED SIDE ELEVATION



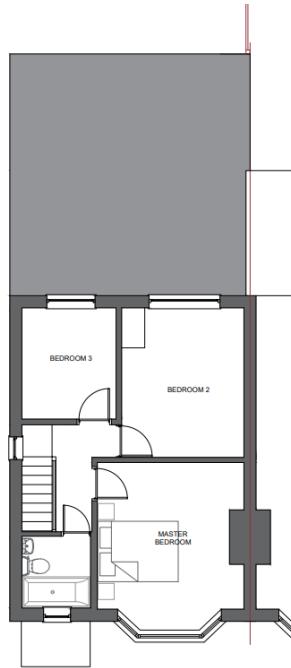
PROPOSED REAR ELEVATION



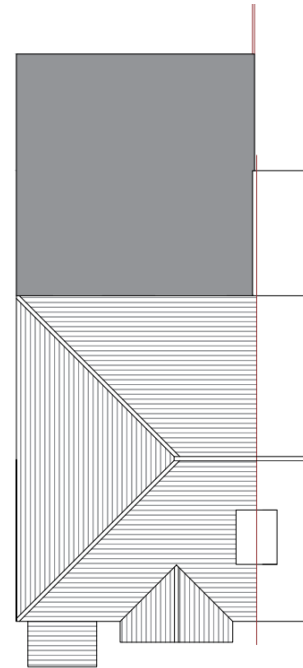
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN