

**FLOOD RISK ASSESSMENT FOR
52 BANKSIDE ROAD , EAST DIDSBURY M20 5GD**

**SINGLE STOREY REAR / SIDE EXTENSION
49sq.m**

Following the Standing Advice guidance in the Environment Agencies document this development is a Minor Extension 49sq.m in plan area.

Having examined the Flood risk map for the area this property is in Flood Zone 3 but as the area is shaded it benefits from Flood protection measures which presumably mean it cannot be flooded.

The floor level of the extension is the same as the existing house which is 600mm higher than the rear garden at the closest point to the extension and the garden slopes away towards the rear.

All external surfaces will fall away from the property allowing surface water to drain away from the ground floor level.