

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 143254/FO/2025

**Date registered valid:** 9 July 2025

**Proposal:** Erection of part two storey, part first floor rear extension and rear dormer including elevational alterations

**Address:** 334A Platt Lane, Manchester, M14 7DA

**Ward(s):** Fallowfield Ward

**Applicant:** Mr Mukhtur

**Agent (if any):** Mr Stephen Nicholls Richmond Consultants

**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Refuse

**Date of recommendation:** **01 September 2025**

### **Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 22 July 2025

**Standard consultations:** Printed: 17 July 2025      Expired: 7 August 2025

**Neighbour notifications:** Printed: 17 July 2025      Expired: 7 August 2025

**Site notice:** No site notice has been produced

**Press advert:** No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

### **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey end-terraced property of redbrick with a grey slate dual pitch roof. The property features white uPVC windows, a glazed shopfront at ground floor level to its southeastern elevation together with fascia level signage, a part-single / part-two storey rear outrigger, a single storey rear extension, and a rear yard bordered by a high-level redbrick wall. The property appears to exhibit a Class E (commercial, business, and service) use at ground floor level with a self-contained residential flat above.







## **Description of area**

Situated in the Fallowfield ward of Manchester, the application site's surrounding area is mixed in terms of its character with a strong commercial precedent extant along this portion of Platt Lane as well as Hart Road (located to the north) with Wilbraham Primary School also located within the immediate vicinity of the site. Further afield, the surrounding streets are predominantly residential in character, featuring a mixture of semi-detached and terraced dwellinghouses. This section of Platt Lane therefore serves as a local centre for this area of Fallowfield.

## **Description of development**

The applicant is seeking permission for the erection of a part-two storey / part-first floor rear extension together with a rear dormer and elevational alterations.

## **Planning history**

No relevant history.

## **Consultations & Notification Responses**

No representations received from local residents.

**MCC's Flood Risk Management** made the following comments:

- The 'Flood Risk Assessment' document provides some details on modelled flood levels and proposed FFLs/flood resilience measures. However, as a proposed extension (<250m<sup>2</sup>) within Flood Zone 2, a completed FRA Proforma is required and supporting Product 4 data must also be submitted.

**MCC's Highways Services** made the following comments:

- The proposed development changes the one-bedroomed property to a four bedroomed property. In highway terms this will potentially have an impact on the adjacent highways, as more residents living at the property will often result in additional cars, which in turn will lead to additional vehicular trips.
- However, it is accepted that the adjacent highway network can facilitate any such additional trip demands with no capacity concerns.
- The site is located in a sustainable area for transport links, with up to twenty-eight bus services servicing the Fallowfield area. The nearest bus stop being a 10-minute walk away on Yew Tree Road. Many local attractions such as schools and shops are available to walk or cycle to.
- The existing site has no parking offered. The proposed development works offers no provision for car parking spaces within the site's curtilage.
- Typically, it can be expected that a four bedroomed property could generate the need for three parking spaces. The original one-bedroomed dwelling would potentially generate the demand for one-parking space. The increased parking demand could be accommodated on the nearby streets or car parks. It is not thought that the increase of two spaces is unacceptable.
- The small extension for the business, on the ground floor will have no highway impact.
- Secure and sheltered cycle parking provision for two cycles is being made.
- Refuse bins will be stored on site. Kerbside collection is from Platt Lane, as per the existing arrangement.

- The works are of a minor nature and are expected to have a minimal impact on the highway.

**MCC's Environmental Health Services** made the following comments:

- No objections to the proposed development.
- Only concern would be that the Waste proforma showed that there are no bins for the flat above.
- The flat above should have a set of 3 bins (and a food caddy) and these should be stored separately to the commercial refuse, within the curtilage of the premises.
- Extending the building could hinder this.

## Policies

The following policies are considered relevant in the consideration of this application.

# The Town and Country Planning (Development Management Procedure) (England) Order 2015

**Unitary Development Plan (UDP)** – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

**The Manchester Core Strategy** – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

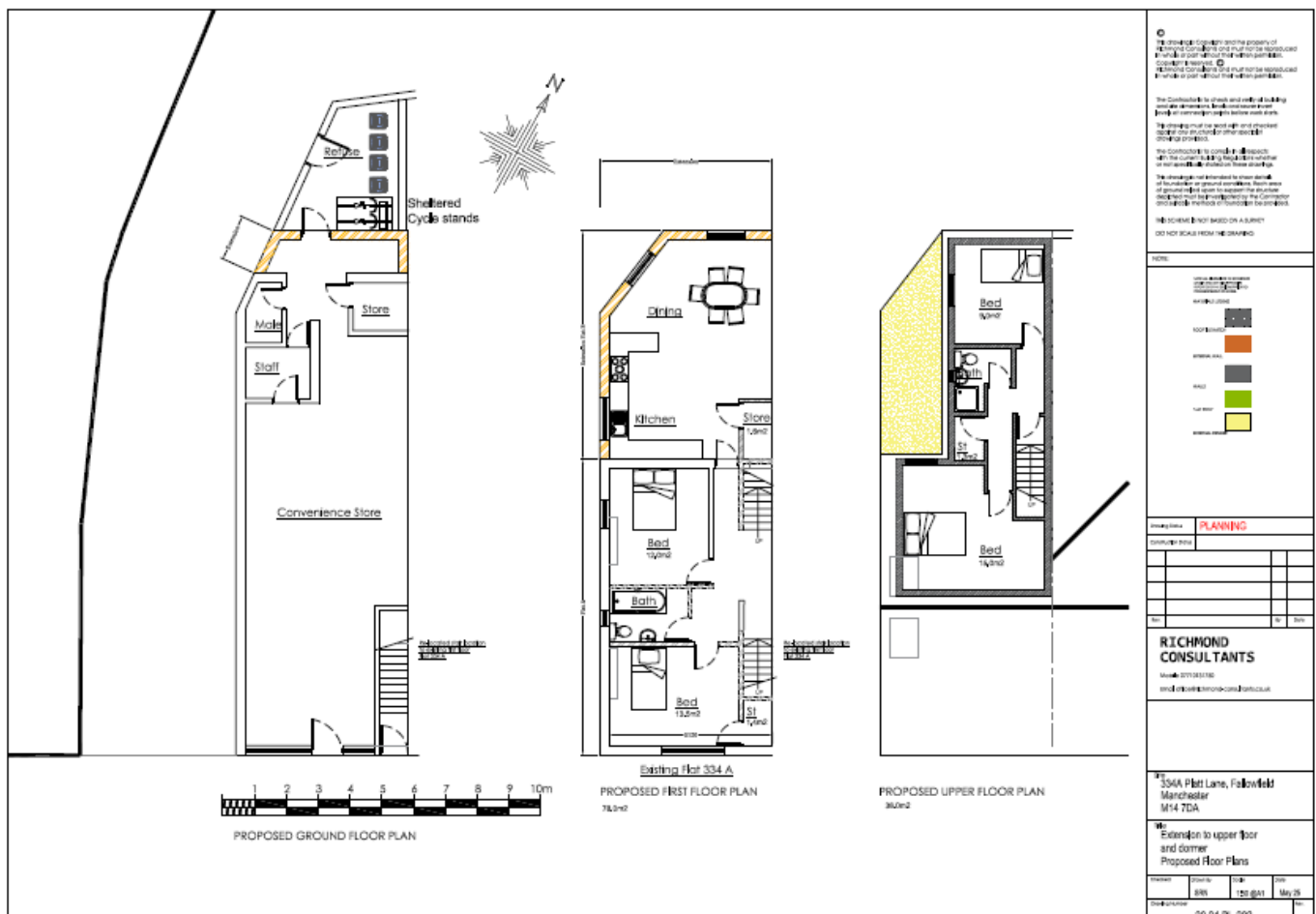
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN14 – Flood Risk

## The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

**Places for Everyone** - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



### Submitted proposed floor plans



**Submitted proposed elevations**

## Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

**Principle** – Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework reinforces this requirement in paragraphs 2 and 48, whilst paragraph 12 indicates that the presumption in favour of sustainable development does not alter the statutory status of the development plan as a starting point for decision-making and that, where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposal is considered unacceptable and cannot be supported as it conflicts with the development plan policies and associated guidance listed in the preceding section.

It is considered that the rear extension would have an unduly harmful impact upon the visual amenity of the area on account of its overt lack of visual subservience to the application property together with its inappropriate design choices. Further to this, the first-floor element of the rear extension would also have an unduly harmful impact upon neighbouring occupiers, in terms of introducing an overbearing feature and causing issues associated with overshadowing, actual and perceived overlooking, a loss of light, a loss of privacy and a loss of outlook, and is considered to feature an inappropriate rear roof form, which would be out-of-keeping with the character of the surrounding area, causing further harm to its visual amenity. The rear dormer extension would represent an overdevelopment of the property's roof space on account of its

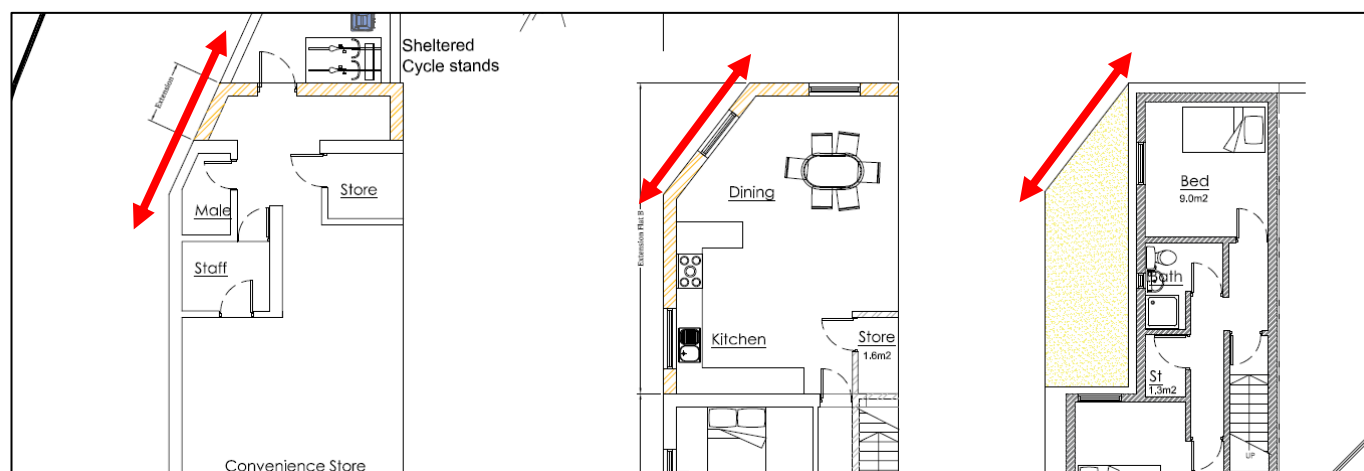
inappropriate siting on the roof of the proposed rear extension and is unclear in terms of its materiality, setback from the eaves, and resultant visual impact. Inadequate information has been provided in relation to flood risk mitigation measures associated with the proposal and the submitted plans and elevations also contain a number of inaccuracies and discrepancies, which mean they are not of an approvable standard.

On this basis, the proposal is considered to conflict with saved policy DC1 of the UDP, policies DM1, SP1, and EN14 of the Manchester Core Strategy, chapters 12 and 14 of the National Planning Policy Framework, and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

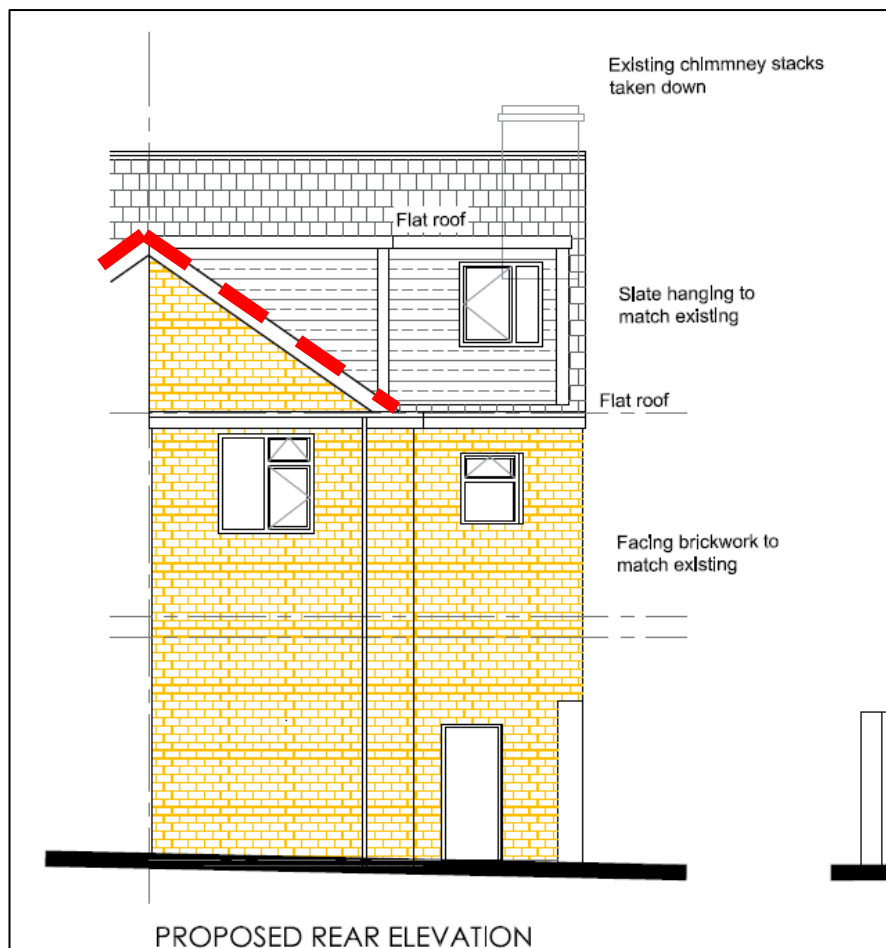
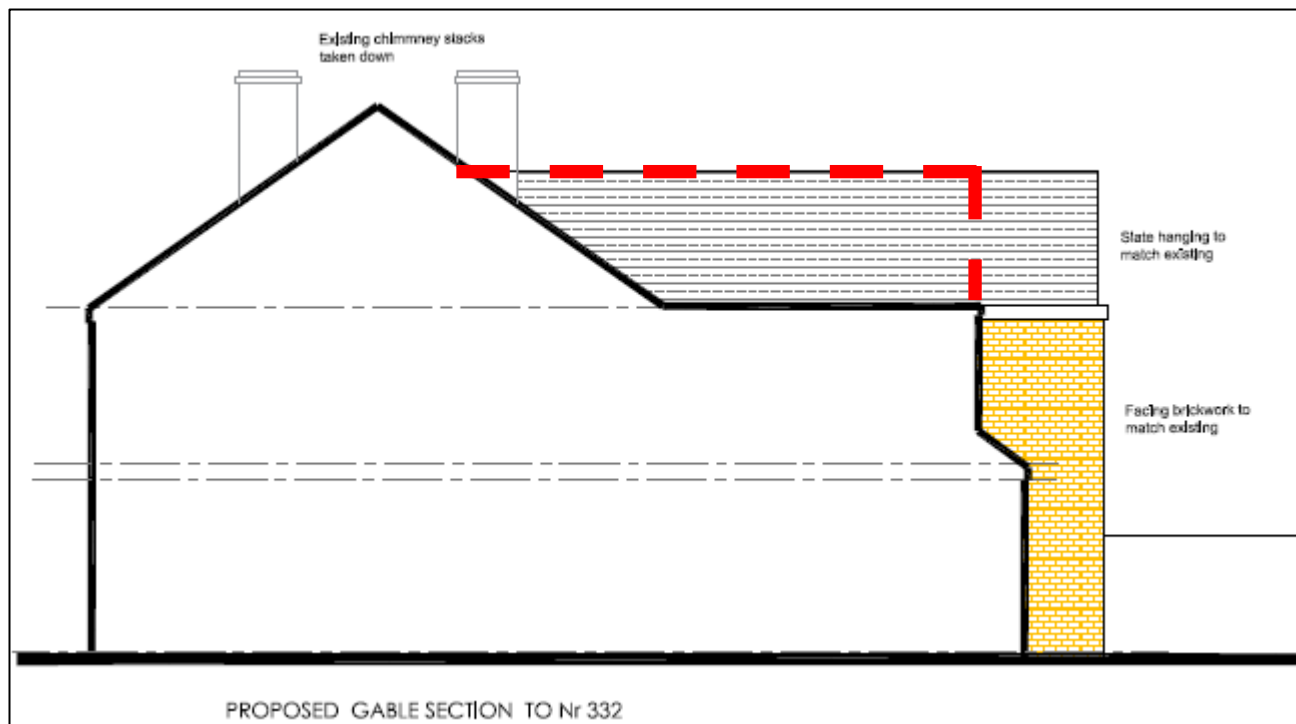
**Inaccurate information** – the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) provides general requirements for the submission of planning applications, namely that these should be accompanied by a plan which identifies the land to which the application relates and any other plans, drawings, and information necessary to describe the development, which is the subject of the application.

With this in mind, it is considered that the information submitted under this application fails to meet the requirements set out in this Order on account of the numerous inaccuracies and discrepancies which exist amongst the submitted drawings. These are set out more clearly below:

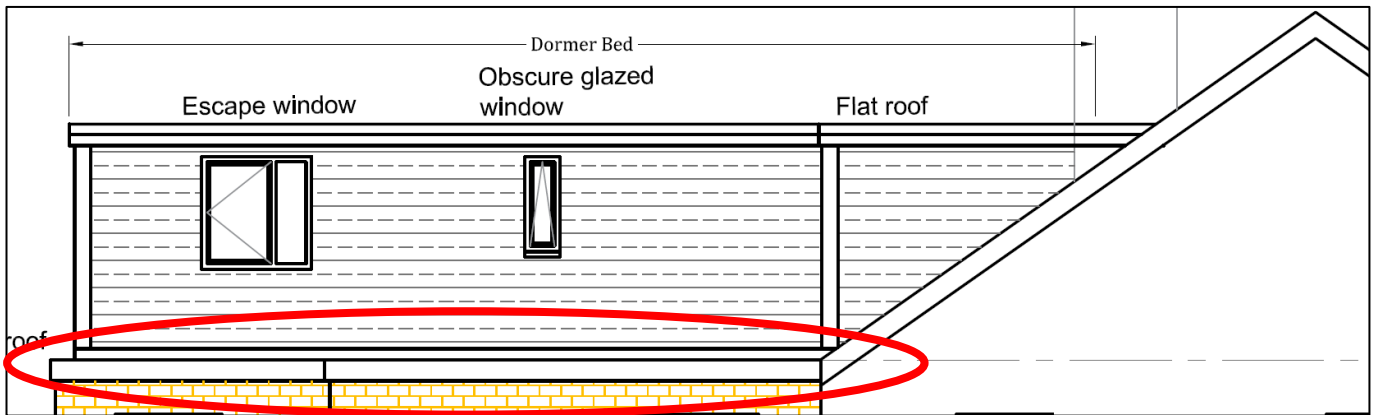
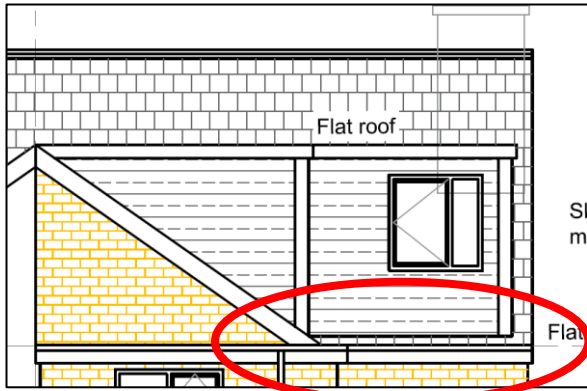
1. The proposed ground floor plan and proposed first plan differ in terms of their depiction of the rear extension's footprint, in particular the angle of the extension's western edge in relation to the plot's boundary (see annotated image included below).



2. The proposed side elevation as viewed from the adjoining property is inaccurate in terms of its depiction of the neighbouring outrigger, with the submitted plans implying the removal of this feature. This also conflicts with the proposed rear elevation which shows the dormer as allowing for the retention of the outrigger roof form (see annotated images included below).



- The proposed elevations differ in terms of their depiction of the rear dormer extension, in particular its setback from the eaves (see annotated image included below).



4. There are also discrepancies between the materiality of the dormer extension with the submitted application form indicating 'cladding', and the proposed elevations indicating 'slate hanging to match existing'.

Therefore, given the quality and accuracy of the submitted information, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

**Siting, scale, and massing** – the part-two storey / part-first floor extension would be sited at the rear of the property, projecting north-westwards. At ground floor level, it would project 1.318m rearwards from the application property, with a width of 4.836m (measured from the point nearest to the existing building) and a width of 4.243m (measured from its rearmost point). It would be sited along the plot's shared boundaries. The submitted drawings indicate that, at first-floor level, the extension would project 2.102m rearwards from the existing outrigger, with a total length of 6.995m, a length of 4.591m along its southwestern edge, a total width of 5.37m, and a width of 3.287m at its rearmost point, due to its chamfered western edge. It would feature a flat roof form along its western / southwestern edge, measuring to 5.615m in height, and would feature a pitched roof form along its eastern / northeastern, measuring to 7.745m in height with an eaves height of 5.416m to match the existing outrigger. It would be sited along the plot's shared boundaries.

The L-shaped dormer extension would be sited on the rear slopes of the application property, its outrigger, and the proposed rear extension. It would feature a total rearward projection of 10.195m (projecting the entire length of the application property roof, its outrigger, and the proposed extension), with a length of 3.164m on the application property roof, a total width of 5.283m, a width of 3.037m on the outrigger / proposed extension, and a height of 2.068m. It would be set 1.826m below the existing ridgeline of the application property, 0.196m away from the gable end of the roof, and along the boundary shared with the adjoining property. Its setback from the eaves remains unclear as the proposed southwestern side elevation depicts the dormer as sitting flush with the eaves of the application property and 0.226m away from the

edge of the extension roof, whilst the proposed rear extension depicts the dormer as being set 0.095m above the eaves of the application property and 0.184m above the eaves of the outrigger / extension roof.

Overall, the siting, scale, and massing of the proposal is considered to be unacceptable on account of the unduly harmful impact it would have upon the visual and residential amenity of the area as well as the appearance and character of the application property. The rear extension is considered to represent an 'excessively large and bulky' addition to the property, which would fail to read subserviently to the host building as a result of its considerable rearward projection and width at first-floor level, spanning up to the plot's shared boundaries with a very minimal sense of open space retained at the site. The significant scale and mass of the rear extension would also generate an overbearing presence which would detrimentally affect those utilising the public alleyway running between Platt Lane and the ALDI supermarket located to the north, giving rise to feelings of being hemmed in. It should also be noted that there is no relevant precedent for extensions of this type along this stretch of Platt Lane. Many of the properties present along this terraced row exhibit significant ground floor additions, however, none appear to feature a first-floor extension with a similar scale and massing to the current proposal (see below).



In addition to this, the excessive mass and bulk of the rear dormer extension (which would project onto the roof slope of the rear extension as well as the application property and its outrigger) would further contribute to the proposal failing to read as a visually subservient addition to the property, representing an overdevelopment of the property's roof space. Again, it should also be noted that there is no relevant precedent for dormers of this scale and massing along this stretch of Platt Lane, with none of the other properties on this terraced row featuring a dormer extension in any form (see below). The proposed dormer would therefore disrupt the current uniformity and visual homogeneity of the roof forms in this terraced row, to the detriment of the visual amenity of the area.



The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

**Appearance and visual amenity** – the submitted application form indicates that the rear extension would utilise facing brickwork to match the existing, with uPVC windows to match the existing, and concrete tiles. At ground floor level, the extension would feature blank side elevations, whilst its rear elevation would feature 1no. outward-opening door. At first-floor level, it would feature 1no. window to its rear elevation, 1no. window to its chamfered western edge, and 1no. window to its southwestern side elevation. It would feature a part-flat / part-pitched roof form.

There are discrepancies between the materiality of the dormer extension with the submitted application form indicating ‘cladding’, and the proposed elevations indicating ‘slate hanging to match existing’, with the application form indicating that the dormer would utilise uPVC windows to match the existing in addition to a flat roof. Its rear elevation would feature 1no. window, whilst its southwestern side elevation would feature 2no. windows.

Whilst there are elements of the proposal’s design which are considered acceptable, such as its use of matching brickwork on the rear extension, arguably the unacceptable features of its design override this, thus warranting the refusal of this application.

The part-flat / part-pitched rear roof form proposed at first-floor level is considered to be an inappropriate design choice as it would not be subservient to the appearance of the existing property, nor would it be in-keeping with the character and appearance of the surrounding properties, which predominantly feature hipped and dual-pitch roof forms. It should also be noted that the degree of visual harm caused by the flat roof form would be further exacerbated by its siting along the western edge of the property as it would be highly visible to those utilising the public alleyway running between Platt Lane and the ALDI supermarket. This element of the scheme would therefore directly conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester which stipulates that the Council will not support ‘2-storey extensions with a flat roof, particularly those which would be visible from the public highway’.

The proposal would also cause further harm as a result of its overt lack of visual subservience to the host building, representing an overdevelopment of the site, as outlined in the preceding sections of this report. Sited adjacent to the public alleyway, the proposal would be highly visible within the public realm, meaning the degree of visual harm caused as a result of the works would be immediately perceptible. It should also be noted that the scale of the development

proposed would be out-of-character with the nearby properties, resulting in the proposal forming a visually incongruous and obtrusive feature, which would not be sympathetic to the host building or its surrounding area.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework

**Residential amenity** – due to the excessive mass and bulk of the rear extension in combination with its inappropriate siting and proximity to the plot's shared boundaries, it is considered that the proposal would give rise to unduly harmful impacts upon residential amenity, in terms of limiting the visual outlook, impacting the levels of light, and introducing an overbearing feature for those occupying the first floor residential flat present at No.332 Platt Lane, causing substantial harm to their first-floor rear-facing window, as well as introducing an overbearing feature for those occupying the properties to the immediate west of the site, including No.153 and No.155 Lloyd Street South. Further to this, the 2no. windows in the southwestern and western side elevation of the extension together with the 2no. new windows in the southwestern side elevation of the host building would prejudice future development taking place at neighbouring sites located to the west of the application property as well as giving rise to issues associated with actual and perceived overlooking and loss of privacy and are therefore considered unacceptable.

The proposal is therefore considered to conflict with the principles set out under saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Due to the rear dormer's siting on the roof of the property, it is understood that issues associated with overshadowing, loss of light, and loss of outlook would be limited. Its windows would provide no further degree of overlooking than any existing windows at first floor level.

**Parking and highways impact** – MCC's Highways Services indicated that the proposal would increase the occupancy of the first-floor flat from 1no. bedroom to 4no. bedrooms (2no. double bedrooms / 2no. single bedrooms). In highway terms this will potentially have an impact upon the adjacent highways, as more residents living at the property will result in additional cars, which in turn will lead to additional vehicular trips. However, it is accepted that the adjacent highway network can facilitate any such additional trip demands with no capacity concerns.

Further to this, the site is located in a sustainable area for transport links, with up to twenty-eight bus services servicing the Fallowfield area. The nearest bus stop being a 10-minute walk away on Yew Tree Road. Many local attractions such as schools and shops are available to walk or cycle to.

The existing site has no parking offered. The proposed development works offers no provision for car parking spaces within the site's curtilage. Typically, it can be expected that a four bedroomed property could generate the need for three parking spaces. The original one-bedroomed dwelling would potentially generate the demand for one-parking space. The increased parking demand could be accommodated on the nearby streets or car parks. It is not thought that the increase of two spaces is unacceptable.

The small extension for the business, on the ground floor will have no highway impact.

**Waste** – MCC's Environmental Health made no objections to the proposed development, however, raised concerns that the submitted waste proforma shows that there are no bins for the first-floor flat. It was highlighted that the flat above should have a set of 3 bins (and a food caddy) and these should be stored separately to the commercial refuse, within the curtilage of

the premises. Given that the proposal is for extensions to the property only, and not a change of use, these concerns would not warrant the refusal of the application. However, it should be noted that the proposed extensions would reduce the availability of space to store the property's refuse bins to the rear. As such, the remaining yard space would have a number of competing demands placed upon it, including the storage of bins for both uses (commercial/retail at ground floor level and residential at first floor level) as well as the proposed cycle parking. This may cause issues associated with the competing uses of the yard area in what is a considerably limited space.

**Flood risk** – MCC's Flood Risk Management indicated that the 'Flood Risk Assessment' document provides some details on modelled flood levels and proposed FFLs/flood resilience measures, however highlighted that as the proposal includes an extension to a building within Flood Zone 2, a completed FRA Proforma and supporting Product 4 data must also be submitted. Given that the residential accommodation housed by the property is featured at first floor level, rather than ground floor, it is considered that these concerns would not warrant the refusal of the application.

**Alterations to shopfront** – the proposal also includes alterations to the shopfront in the form of replacing a portion of the glazing with a smaller counterpart and an inward-opening door to facilitate access to the flat above. This alteration would not have an unduly harmful impact upon the visual and residential amenity of the area.

**Alterations to access arrangements** – the rear access to the first-floor flat would be removed, replaced by the rear extension, with a new access provided via the new door to the front of the property. This alteration would not have an unduly harmful impact upon the visual and residential amenity of the area and would provide benefits in the form of removing the existing less secure access to the first-floor flat.

**Other matters** – the proposal also includes the installation of 2no. windows at first floor level in the southwestern side elevation of the host building. These windows would prejudice future development taking place at neighbouring sites located to the west of the application property as well as giving rise to issues associated with actual and perceived overlooking and loss of privacy and are therefore considered unacceptable.

**Conclusion** – for the reasons specified above, it is considered that the proposal is unacceptable due to its siting, scale, and massing and inappropriate design choices which would have an unduly harmful impact upon the visual and residential amenity of neighbouring occupiers as well as the overall character and appearance of the host building and surrounding street scene. Further to this, inadequate information has been provided in relation to flood risk details associated with the proposal/application site and the submitted plans and elevations also contain a number of inaccuracies and discrepancies, which mean they are not of an approvable standard.

The agent of the application was informed of the above concerns and the Council's intention to refuse the scheme ahead of the determination date.

## **Other Legislative Requirements**

### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Refuse

### **Article 35 Declaration**

The proposal would not improve the social and environmental conditions of the area, nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable, and it is therefore not possible to approve the application.

### **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

- 1) There are errors and discrepancies within the submitted drawings and application form. Therefore, given the accuracy of the submitted information, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.
- 2) The rear dormer extension, by reason of its inappropriate siting on the rear roof slope of the proposed rear extension would be considered an overdevelopment of the property's roof space. As such, the proposal is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

3) The proposal, by reason of its siting, scale, and massing, and inappropriate design choices, would not be visually subservient to the host building, would introduce detrimental visual elements to the street scene, and would form a visually incongruous and obtrusive structure which would not be sympathetic to the appearance of the host building, or its surrounding area, to the detriment of visual amenity and, as such, is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

4) The proposal by reason of its proximity to the plot's shared boundaries, together with its excessive scale, massing and bulk, would have a detrimental effect upon the residential amenity of those occupying the neighbouring first floor flat at No.332 Platt Lane as well as those occupying the properties to the west and southwest of the site, in terms of overshadowing, overlooking, loss of light, loss of privacy, and loss of outlook as well as the introduction of an overbearing presence into the area. The proposal is therefore contrary to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC1 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
MCC Flood Risk Management  
Rusholme, Fallowfield & Moss Side Civic Society

342A Platt Lane, Manchester, M14 7DA  
157A Lloyd Street South, Manchester, M14 7LA  
336 Platt Lane, Manchester, M14 7DA  
336A Platt Lane, Manchester, M14 7DA  
Flat 1, 342 Platt Lane, Manchester, M14 7DA  
Flat 2, 342 Platt Lane, Manchester, M14 7DA  
342 Platt Lane, Manchester, M14 7DA  
338 Platt Lane, Manchester, M14 7DA  
153 - 155 Lloyd Street South, Manchester, M14 7LA  
328A Platt Lane, Manchester, M14 7DA  
Fallowfield Library, Platt Lane, Manchester, M14 7FB  
153A Lloyd Street South, Manchester, M14 7LA  
334 Platt Lane, Manchester, M14 7DA  
330A Platt Lane, Manchester, M14 7DA  
Flat Above, 155 Lloyd Street South, Manchester, M14 7LA  
Top Flat, 332 Platt Lane, Manchester, M14 7DA  
Platt Lane Garage, Platt Lane, Manchester, M14 7DA  
151A Lloyd Street South, Manchester, M14 7LA  
340 Platt Lane, Manchester, M14 7DA  
330 - 332 Platt Lane, Manchester, M14 7DA  
328 Platt Lane, Manchester, M14 7DA  
332 Platt Lane, Manchester, M14 7DA  
157 Lloyd Street South, Manchester, M14 7LA  
151 Lloyd Street South, Manchester, M14 7LA

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Flood Zones Type 2 (low to medium risk) -  
Flood Zones Type 2 (low to medium risk) -  
Flood Zones Type 2 (low to medium risk) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: SOUTH AREA