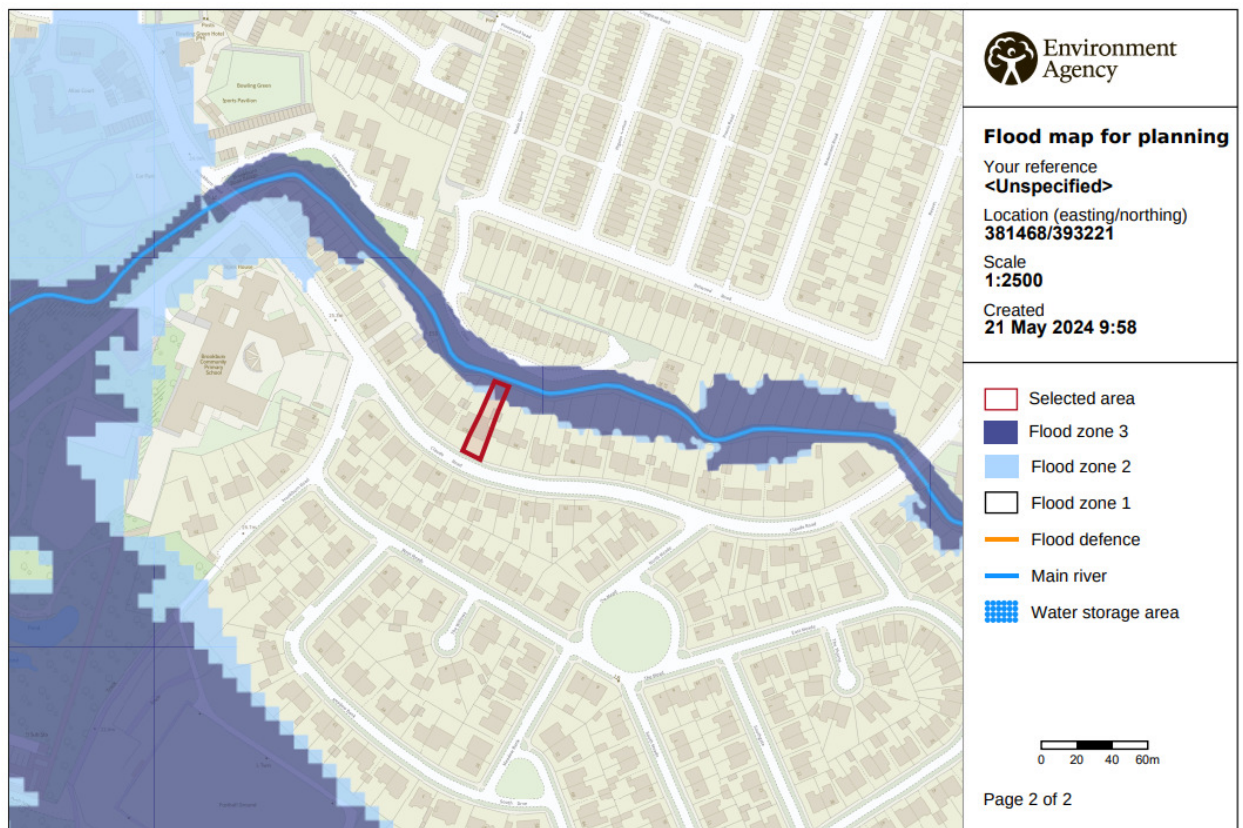


**Proposed Single Storey Extension at
98 Claude Road,
Manchester,
M21 8DF.**

The proposed extension is situated to the rear of 98 Claude Road, Manchester. The existing garage to the rear of the property will be demolished and a proposed single storey extension/annex slightly bigger would be constructed in the same place. The existing ground floor at the rear of the property is 150mm above the patio area to the rear of the previously extended property. The rear garden area extends to the rear boundary by 21m and a further 2m to Chorlton Brook. The existing rear garden has a dramatic drop in level to the back fence by approximately 2.55m with the Brook at a lower level. The proposed extension/annex floor level will run through at the same level as the existing main house floor. The proposed dwelling is in a flood zone 3 area and looking on the proposed surface water map check the is a very low risk of flooding less than 0.1% each year. See attached Map below.



**Detailed Flood Map Centred on Claude Road, Manchester, M21 8DF.
Created 22/05/2024 [GMMC360735LB]**



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The proposed, extension/annex projects out 8.9m from the extended main property with a decking area a further 2m to the north of the site. With floor levels on the extension and decking area remain at the same level as the main dwelling floor. This means the decking area is raised above the ground level in the garden by 2.55m. side of the property which is less of a projection from the existing garage. The rear section of extension projects out from the rear of the property by 2.525m. Chorlton Brook is situated approximately 11.5m to the north of the decking area.

Should Chorlton Brook flood the occupants of the dwelling will exit the property from either the front or side of the property and head West along Claude Road towards Edge Lane (A5145).

The construction of the proposed extension is only minor and at high level in comparison to the brook level, therefore no flood water prevention is required.

All future occupants to the dwelling will be encouraged to register with the Agency's Floor Warning Section.

We have requested flood risk data and as soon as we receive the information we will forward asap.