

Our Ref: JBW/1756

Date: 19th November 2025

Kirklees Council Planning Department
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

EXTENSION AT FIRST FLOOR LEVEL

WEST LEIGH COTTAGE, ARMYTAGE BRIDGE HD4 7PA

Flood risk analysis provided by GOV.UK

Surface water

High

Rivers and the sea

High

Reservoirs

Flooding from reservoirs is unlikely in this area

Groundwater

Flooding from groundwater is unlikely in this area

FLOOD RISK ASSESSMENT

The site lies in a flood risk area classified as Zone 3 or “High” probability of flooding by the EA.

All works are at first floor level and do not increase the risk of flooding at the ground floor level.

The development would not have a cumulative impact or significant effect on local flood storage capacity or flood flows.

The development would not impede access to flood defence and management facilities. The development would not have an adverse effect on a watercourse, floodplain, or its flood defences.