

FLOOD RISK STATEMENT

Site: 9 Waverley Street, Savile Town, Dewsbury, Kirklees, WF12 9PS

Proposal: Double - story rear extension

Applicant: Mr Zain ul Abidin

Agent: Lizben Consult

Date: 6 October 2026

1. Proposed Development

The proposal comprises a rear extension projecting 4 metres at ground-floor level and 3 metres at first-floor level. The proposed ground-floor level will match the existing dwelling, approximately 450mm above the rear garden.

The existing basement will remain unchanged, with no extension or conversion proposed.

2. Flood-Risk Context

The Environment Agency flood map dated 6 October 2026 identifies the selected location as Flood Zone 2. The associated mapping also identifies surface-water risk within the surrounding selected area.

No previous flooding at the property has been reported by the client.

3. Proposed Precautions

The following measures are proposed as part of the extension design:

- Maintain the existing ground-floor level without lowering floors or creating additional basement accommodation.
- Provide roof-water drainage to a suitable discharge point, with the connection and capacity verified.
- Arrange external drainage to avoid directing runoff towards the dwelling, basement openings or neighbouring properties.
- Incorporate suitable flood-resilient ground-floor finishes and protection to vulnerable openings and service penetrations, designed for the assessed flood conditions.
- Maintain clear drainage routes and establish appropriate household flood-response arrangements.

4. Basis of Statement

This statement records the proposed development, available Environment Agency mapping and information supplied by the applicant. The stated floor height is measured relative to the rear garden. The precautions above are proposed design measures rather than verified flood-protection performance.