

Flood risk assessment

1. The application property is located within an area susceptible to surface water flooding. Having regard to the nature of the proposed works, it is not considered that they would exacerbate flood risk on site or adjoining site.
2. The existing timber front door is south west facing and in full sun during the summer for around 5 hours a day. There is no porch and the door is therefore also exposed to the rain. The impact of the sun and rain on the timber door has caused repeated expansion, contraction and warping and in order to be able to open and close the door, it has had to be shaved at the bottom and side a number of times and there are now significant gaps at the bottom and sides. During heavy rain and surface water flooding, rain has ingressed into the property. If the door is replaced with another timber door, the same problems will ensue in due course. Replacing the front door with a uPVC Rock door will mean that the door is not impacted by rain or warping and will not require shaving, keeping it water-tight during any surface flooding.