

PL/24/1573 - 18 CHURCH ROAD, CAVERSHAM, READING, RG4 7AD

CADRA wishes to raise concerns concerning flood risk and proposed changes to the boat house.

We note that the FRA suggests that the proposed building work is not part of the flood zone. Could RBC please check that this is indeed the case as the Environment Agency planning portal (see attached image) seems to suggest that the extension on the south west side of the property might actually be in zone 2 or zone 3 or both in which case we wonder if there would need to be a comment from the Environment Agency. There appears to be a risk that flood storage will be lost. There are no landscape details for the area behind the house which could also impact on flood storage.

The FRA also refers to changes to the boat house. No plans are shown for this. Further detail is needed so that the impact on the river bank and on views into St Peters Conservation Area can be assessed.

