

To:	Brook Bishop	From:	James Playfair
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Planning App Ref:	PL/2025/09806
Service Ref:	Drainage
Date:	23 Dec 2025

PROPOSAL

Householder planning permission.
Demolition of existing single and two-storey rear projections. Reconstruction of two-storey rear wing and addition of single-storey rear extension

SITE LOCATION

55 Station Road, Royal Wootton Bassett, Swindon, SN4 7ED

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	x
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Flood Risk Assessment

ASSESSMENT OF THE PROPOSAL

Context

The existing footprint stands at 96.45 sq. metres. The new footprint including the extension would be 99.45sq.metres. The increase in footprint would therefore be 3 sq. metres

Assessment

According to the 2025 RoFRS mapping the property is in Flood Zone 1 (Figure 1) and has a low level of risk of fluvial and groundwater flooding.



Figure 1

RECOMMENDATION

No Objection for the following reasons:

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no objections to this application.

INFORMATIVES

- The EA's standing advice for minor extensions will apply.
- All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.