

Brief Flood Risk Assessment

Proposed Front Single Storey Extension

Haywood, Maddington Street, Shrewton, Wiltshire, SP3 4JL

1. Introduction

This statement has been prepared in support of the planning application for a proposed front single storey extension at the above stated address.

The proposal relates to an extension to an existing residential dwelling and forms part of the established residential use of the site.

2. Flood Risk Context

The Environment Agency Flood Map for Planning indicates that the site lies within Flood Zones 2 and 3. The identified source of flood risk is believed to be an adjacent run-off watercourse, which remains dry for the majority of the year and conveys flows during periods of heavy or prolonged rainfall.

The proposed development is classified as “more vulnerable” development in accordance with Planning Practice Guidance, as it forms part of an existing residential dwelling.

However, the proposal represents a minor extension to an existing dwelling, rather than the creation of a new residential unit.

3. Flood Risk to the Development

The existing dwelling has a damp proof course (DPC) level approximately 2100mm above the base of the adjacent watercourse and at least 1500mm above the level of the adjacent road. The proposed extension will be constructed with a DPC level matching that of the existing dwelling, at a distance at the front elevation of the proposed extension of 13.9 meters from the watercourse.

This provides a substantial level difference between the property and the nearby watercourse and surrounding ground levels, offering a significant degree of freeboard above potential flood levels.

In addition, the property has been in continuous residential use since 1959, during which time there have been no recorded instances of floodwater reaching the dwelling. On this basis, the risk of floodwater affecting the proposed extension is considered to be very low.

4. Flood Risk Elsewhere

The proposed extension is modest in scale and will not obstruct flood flows or result in a meaningful loss of floodplain storage. The development will therefore not increase flood risk elsewhere.

5. Surface Water Drainage

Surface water runoff from the proposed extension will be dealt with by means of a soakaway relative to the square meterage of water runoff and in line with Building Regulations.

6. Scope and Limitations of This Assessment

This Flood Risk Assessment has been prepared by the homeowner in support of a householder planning application. It is based on publicly available information, site observations, and the details of the proposed development.

The assessment has not been prepared by a qualified flood risk specialist and should be regarded as a proportionate, non-technical statement appropriate to the scale and nature of the proposed development.

Accordingly, it should not be taken to imply professional liability or responsibility for future flood events beyond the scope of the planning application.

7. Conclusion

The proposed front single storey extension represents a minor addition to an existing residential dwelling. The development will be safe for its intended use for the lifetime of the development and will not increase flood risk on or off site, in accordance with the National Planning Policy Framework and Planning Practice Guidance.