

Flood Risk Exemption Statement

The proposed development relates to extensions and alterations to an existing C3 residential dwelling at Rowans, Higher Coombe, Donhead St. Mary, Shaftesbury, SP7 9LS, including a two-storey side extension, single-storey rear and side extension, and associated garage.

A review of the Environment Agency's long-term flood risk mapping for the site confirms the following:

- The site is located at **Rowans, Higher Coombe, Donhead St. Mary, Shaftesbury, SP7 9LS**.
- The Environment Agency's assessment considers long-term flood risk based on river, surface water, groundwater, and sea flooding, including the effects of climate change.
- The site is shown to be in an area of **low flood risk**, with no indication that it lies within Flood Zone 2 or Flood Zone 3.

The proposed development does not introduce any new dwellings or change the existing residential use class. The works are limited to extensions to the existing property and therefore do not increase the overall vulnerability classification of the site.

In addition, the proposal does not result in a material increase in impermeable surfacing beyond typical residential development, and surface water will continue to be managed through existing drainage arrangements, ensuring no increase in off-site flood risk.

Given the above, and in accordance with Planning Practice Guidance relating to Flood Risk and Coastal Change, the proposed development is considered minor in nature and located within an area of low flood risk. As such, a Site-Specific Flood Risk Assessment is not required, and the development is considered exempt from the need to submit one.