

SUPPORTING STATEMENT, HISTORIC IMPACT AND FLOOD RISK ASSESSMENTS

INTRODUCTION

This supporting statement and assessments has been prepared on behalf of the applicants and seeks to support a householder planning application for single storey extensions, garage conversion and alterations at 61 High Street, Gosberton, Spalding, Lincolnshire, PE11 4NJ

SITE AND SURROUNDING AREAS

The application site is located within the Gosberton, Spalding, Lincolnshire and has its own access from High Street, an adopted Highway. The existing building and associated grounds (outlined red on the location and site plans) is of approximately 0.32 Acres (1282m²).

The site is situated with in the Gosberton conservation area, which has a number of listed building. However, the application site and dwelling is not within close proximity to any of the listed buildings.

The adjoin properties to the northern, eastern and western boundary or also dwellings, with the south boundary is the prominent main road through the village (High Street) and the site fronted by tall, thick hedging meaning that the frontage of the property is not visible for the public realm.

PLANNING HISTORY

H08-0807-19 – Erection of wooden garage (retrospective) Granted 2019

PROPOSALS See scheme drawings submitted as part of this application for further details and materials.

The proposal include removal of existing single storey extensions, replaced with new single storey extensions, conversion of garage to ancillary accommodation and covered porch to principal elevation.

Internal alteration to suite new layout as shown on the submitted scheme drawings.

LANDSCAPING AND TREE PRESERVATION ORDER

The will be little landscaping other than making good, around proposals, and further landscaping will be carried out by application to their requirements.

It is acknowledged there is tree preservation order in place for a walnut tree, (ref - TPO/008/12/1988) and will be suitable protected during on site works. However, the tree is being assessed for removal due to having a fungal infection, further detail of the assessment can be provided once received, however any works will be cover under a separated application. Approximate position tree shown on scheme drawings. Proposal will have very little effect as all works are to existing footprint, with no encroaching on the setting of the tree.

DRAINAGE AND WASTE

Both foul and survey water drainage will be connected into the existing systems on site.

AIR QUALITY , ARBORICULTURAL AND ECOLOGY IMPACT

The proposal is classed as a minor development; and there is little impact to the established trees, bushes and hedging it is considered there is no further migrations required.

It is there for considered the proposals would be classed as exemption from BNG assessment under the de minus.

HISTORIC IMPACT ASSESSMENT

The site is situated with in the Gosberton conservation area, which has a number of listed building. However, the application site and dwelling is not within close proximity to any of the listed buildings. The site fronted by tall, thick hedging meaning that the frontage of the property is not visible for the public realm.

All materials where possible are proposed to the match existing dwelling, new roofs have bene design as hipped roof with exception of the kitchen roof, which will be vaulted ceiling with roof lights.

There is no extension proposed forward of the principle elevation facing the highway, with proposed annex being garage conversion. The only additional to the principle elevation will be the covered porch which it is considered had positive impact on the dwelling visually.

As mentioned above due to the tall hedge fronting the boundary of the main road, the existing dwelling is not visible by the public realm and therefore will be the same once the proposed works have been completed. This was the planning case office assessment for application ref H08-0807-19.

It is considered the proposals will not have a serve impact on the Gosberton conservation area and the listed building within.

FLOOD RISK ASSESSMENT

The site is shown in the Environmental Agency Flood Maps as being mostly within Flood Zone 2, an area with a medium probability of flooding. However north boundary of the site is shown within Flood Zone 3, an area with a high probability of flooding. See Flood Map attached with this report.

The proposals are class as a "minor extension to a household or non-domestic extension with a floor space of no more than 250 square metres" as such the information use to carry out this Flood risk Assessment has been taken from the Environmental Agency's basic Flood Risk Assessment Map this states the following.

Flood risk from rivers or the sea

Medium means that this area has a chance of flooding of between 1% and 3.3% each year. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

Flood risk from surface water

Very low and continue to be **very low** between 2040 and 2060 means that this area has a chance of flooding of less than 0.1% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

FLOOD PROTECTION / CONCLUSION

The Environment Agency advice for the type of development is to "make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If they are not, ask your local planning authority if you also need to consider *extra flood resistance and resilience measures*".

The proposal ground floor at approximately 100/150mm above the surrounding external ground levels to match existing floor levels.

There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly, there are considered to be no increased risk of offsite flooding risks as a result of the development.

As this site is in an area that is capable of receiving flood warnings from the Environment Agency Flood Line Warning Direct system. It is recommended that the individual Property Owner contact the Environment Agency's Flood line on 0845 988 1188 to register the property to receive an advanced warning of flooding by telephone, mobile, fax, SMS text, email, or pager. The Environment Agency aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped. The site should be evacuated immediately if a severe flood warning is given or if instructed to do so by the emergency authorities.

Surface water from the developed will be piped into existing main drainage system or existing/new soakaway suitable for the water run off levels within the garden of the property as shown on the scheme drawings submitted as part of this application.

**See scheme drawings and information submitted along with this statement.
as part of the planning application for further details.**

References - Environmental Agency online flood maps, BBC online Planning register.



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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
523968/331717

Created
12 Mar 2025 12:44

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

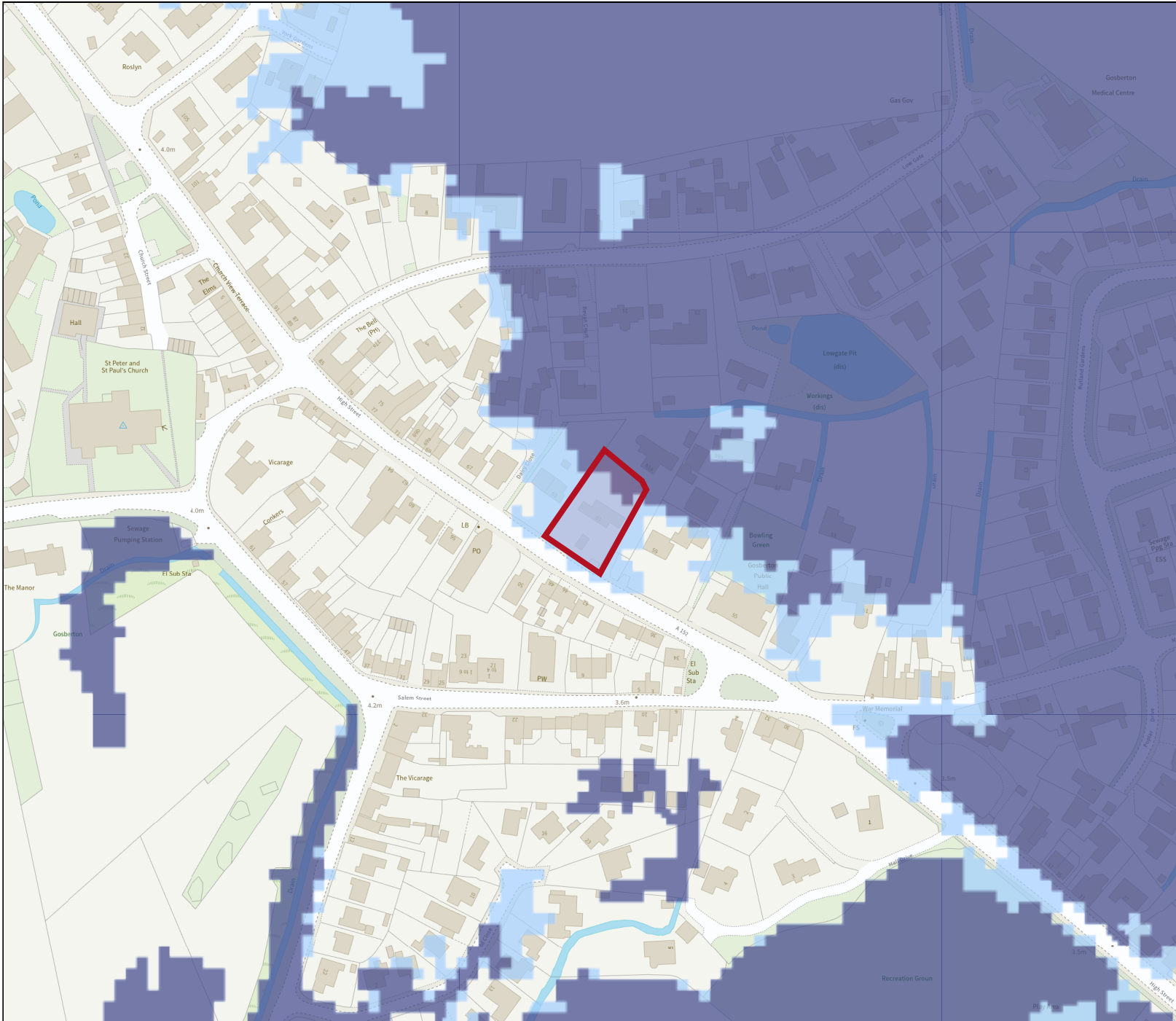
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
523968/331717

Scale
1:2500

Created
12 Mar 2025 12:44

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

