SITE SPECIFIC FLOOD RISK ASSESSMENT

Site: The Old Vicarage,
St Marks Road, Holbeach St Marks, Spalding, Lincolnshire, PE12 8DZ

Proposal: Single-storey rear extension with roof terrace and associated alterations

The Environment Agency Flood Map for Planning identifies the site as being within **Flood Zone 3**, and the flood risk associated with the proposed development has therefore been considered.

The proposal relates to the extension and alteration of an **existing residential dwelling**. It comprises a single-storey rear extension with roof terrace together with alterations to the existing garage. The proposal does not create an additional dwelling, increase the number of residential units or introduce a more vulnerable use of the site.

The proposed works are modest in scale and are not considered to materially increase flood risk elsewhere. Surface water from the development will be appropriately managed through the site's drainage arrangements in accordance with Building Regulations requirements.

Reasonable flood-resilience measures will be incorporated into the new extension where practicable, including locating vulnerable electrical installations above finished floor level and using appropriate construction materials. The extension remains directly connected to the existing dwelling, allowing occupants continued access to the main house in the event of a flood warning.

Residents can register for Environment Agency flood warnings where available and would follow Environment Agency and emergency service advice in the event of a flood.

Conclusion

The site's location within Flood Zone 3 has been acknowledged and considered. Given the modest nature of the works, the continuation of the existing residential use and the incorporation of appropriate drainage and flood-resilience measures, the proposal is considered acceptable in flood risk terms.

The Environment Agency Flood Map for Planning is submitted alongside this assessment.