Flood Risk Assessment

Planning Ref: PP-15038405

Site: Park Farm Cottage, Dozens Bank, PE11 3ND

Development: Proposed single-storey side extension (approx. 5m x 6m).

Purpose
This assessment has been prepared in support of the planning application following the Local Planning Authority's request for a site-specific Flood Risk Assessment because the property lies within Flood Zone 3.

Proposal
The proposal comprises a modest extension to the existing dwelling. No new dwelling is created, occupancy is unchanged, and access arrangements remain unchanged.

Drainage
Rainwater from the front and rear roof slopes of the extension will discharge into the existing rainwater downpipes. No significant increase in runoff is anticipated.

Flood History
No publicly available regulatory or historical records have been identified indicating that Park Farm Cottage has experienced internal flooding. The absence of records should not be interpreted as proof that flooding has never occurred.

Assessment
The extension is small in scale and is not expected to materially obstruct flood flows, reduce flood storage, increase flood risk elsewhere, or increase the number of people exposed to flood risk. Flood-resilient construction materials and appropriate service installation heights are recommended.

Conclusion
Subject to normal planning conditions and appropriate flood-resilient construction, the proposed extension is considered appropriate development that should not materially increase flood risk on or off the site.