FLOOD RISK ASSESMENT

RETROSPECTIVE HOUSEHOLDER APPLICATION FOR NEW PERGOLA AT REAR OF 6 TAWNEY ROAD SPALDING PE11 7AE

Proposed Development: Retrospective erection of pergola to rear of dwelling
Site Address: 6 Tawny Road, Spalding, Lincolnshire
Description: Timber pergola measuring approximately **2.9 m x 4.5 m**, erected over an **existing hardstanding area**
Applicant: Private Householder

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1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a **retrospective planning application** for the erection of a pergola at the rear of the residential property known as **6 Tawny Road, Spalding, Lincolnshire**.

The purpose of this FRA is to demonstrate that the development:

- Does not increase flood risk on-site or elsewhere
- Is appropriate in scale and nature for its location
- Will remain safe for its lifetime with regard to flood risk

The assessment has been prepared in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) relating to flood risk and coastal change.

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2. Site Description

The application site comprises an existing residential dwelling with a private rear garden. The pergola is located to the **rear of the house**, constructed over an **existing hardstanding surface**.

The surrounding area is residential in character, with similar properties and garden layouts. The site is already developed and benefits from established drainage infrastructure associated with the existing dwelling.

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3. Description of the Development

The development consists of the **erection of a pergola** with a footprint of approximately **2.9 metres by 4.5 metres**.

Key characteristics:

- Open-sided structure
- No solid walls
- No raised floor levels
- Constructed over existing hardstanding
- No additional built footprint beyond the existing impermeable surface

The pergola is ancillary to the main dwelling and is not intended for habitable accommodation.

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4. Flood Risk Context

Spalding is located within an area where flood risk is managed through a combination of drainage infrastructure, watercourses, and flood defences.

This development is classed as **minor development** under the NPPF, as it is:

- A small-scale, domestic structure
- Non-habitable
- Ancillary to an existing residential use

As such, the level of flood risk associated with the proposal is inherently low.

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5. Impact on Flood Risk

5.1 Flood Risk to the Site

The pergola does not introduce habitable space and does not alter ground levels. In the event of flooding, the structure would not place occupants at risk, as it is an open, unenclosed feature within a private garden.

5.2 Flood Risk Elsewhere

The development **does not increase flood risk elsewhere**, as:

- It is constructed entirely over an **existing hardstanding area**
- There is **no increase in impermeable surface area**

- No changes are proposed to existing drainage arrangements
- Surface water runoff characteristics remain unchanged

The pergola posts are either surface-fixed or minimally invasive and do not impede overland flood flows.

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6. Surface Water and Drainage

As the pergola is erected over an existing hardstanding area and does not introduce additional roofing that would materially increase runoff, there is **no change to surface water drainage**.

Rainfall will continue to fall onto the existing hardstanding and surrounding garden areas and will drain via the established drainage system serving the property.

No new drainage infrastructure is required.

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7. Mitigation Measures

Given the scale and nature of the development, **no specific flood mitigation measures are required**. However:

- Existing drainage routes will be maintained
- No obstructions to surface water flow will be introduced
- Ground levels remain unchanged

These measures ensure the proposal remains flood neutral.

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8. Conclusion

This Flood Risk Assessment demonstrates that the retrospective erection of a pergola at **6 Tawny Road, Spalding**:

- Is a minor, non-habitable development
- Is located over existing hardstanding
- Does not increase impermeable area
- Does not increase flood risk on-site or elsewhere
- Is safe for its intended use for the lifetime of the development

The proposal is therefore considered **acceptable in flood risk terms** and compliant with national and local planning policy.