

PROJECT ADDRESS:

4 ESTELLA WAY,
SPALDING,
PE11 1HS

PROJECT DESCRIPTION:

PROPOSED FIRST FLOOR EXTENSION

DATED:

16/04/2026

REV:

4 ESTELLA WAY

FLOOD RISK STATEMENT

W: BRIGHTARCHITECTURALSOLUTIONS.CO.UK
T: 07398 897228

1. INTRODUCTION

THIS FLOOD RISK ASSESSMENT (FRA) HAS BEEN PREPARED TO SUPPORT A PLANNING APPLICATION FOR A PROPOSED FIRST FLOOR EXTENSION ABOVE AN EXISTING GARAGE AT, 4 ESTELLA WAY, SPALDING, PE11 1HS. THE PROPOSED WORKS INVOLVE EXTENDING AT FIRST FLOOR LEVEL ONLY, UTILISING THE EXISTING GARAGE WALLS, WITH THE NEW ROOF CONNECTING INTO THE EXISTING DWELLING ROOF.

THERE WILL BE:

- NO INCREASE IN GROUND FOOTPRINT
- NO INCREASE IN IMPERMEABLE GROUND AREA
- NO CHANGE TO DRAINAGE ARRANGEMENTS

THE SITE LIES WITHIN FLOOD ZONE 3, DEFINED AS LAND HAVING A HIGH PROBABILITY OF FLOODING.

THIS HAS BEEN CONFIRMED USING THE ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING. (BELOW)

2. FLOOD ZONE

THE SITE IS LOCATED WITHIN FLOOD ZONE 3, AS CONFIRMED BY THE ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING (APPENDIX A).

FLOOD ZONE 3 IS DEFINED AS LAND HAVING A HIGH PROBABILITY OF FLOODING.

THE ENVIRONMENT AGENCY MAPPING CONFIRMS: THE SELECTED LOCATION IS WITHIN FLOOD ZONE 3 (HIGH PROBABILITY).

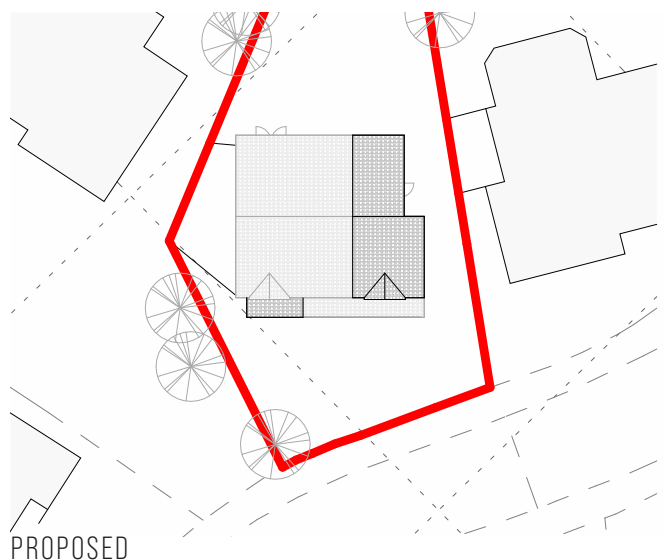
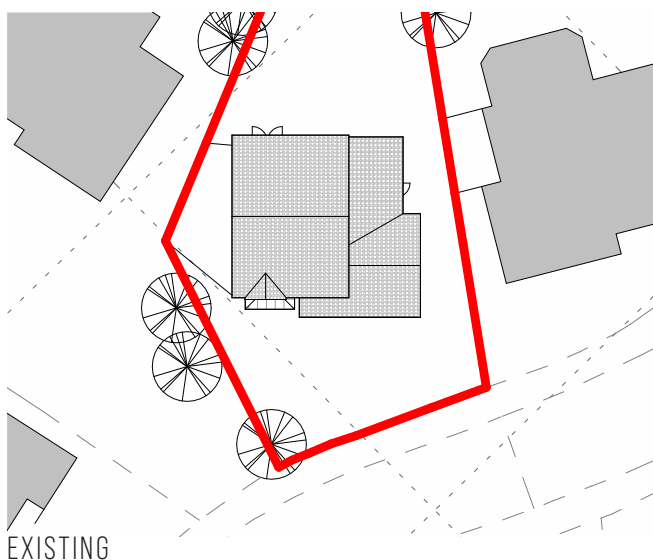
3. DEVELOPMENT IMPACT ON FLOOD RISK

THE PROPOSED DEVELOPMENT WILL NOT INCREASE FLOOD RISK ON-SITE OR ELSEWHERE.

- THE EXTENSION IS LOCATED ENTIRELY ABOVE THE EXISTING GARAGE
- NO GROUND-LEVEL DEVELOPMENT IS PROPOSED
- NO INCREASE IN IMPERMEABLE GROUND AREA
- NO FLOODPLAIN STORAGE WILL BE DISPLACED
- EXISTING DRAINAGE ARRANGEMENTS REMAIN UNCHANGED

ALTHOUGH THE ROOF AREA WILL INCREASE SLIGHTLY, THIS DOES NOT AFFECT GROUND-LEVEL RUNOFF CHARACTERISTICS.

THE PROPOSAL THEREFORE COMPLIES WITH ENVIRONMENT AGENCY STANDING ADVICE FOR MINOR DEVELOPMENT IN FLOOD ZONE 3.



4. FLOOD RISK TO THE DEVELOPMENT

THE EXTENSION IS LOCATED AT FIRST FLOOR LEVEL, ABOVE POTENTIAL FLOOD LEVELS.

THE PROPOSAL:

- DOES NOT INTRODUCE NEW GROUND-LEVEL ACCOMMODATION
- DOES NOT INCREASE FLOOD VULNERABILITY
- MAINTAINS EXISTING FLOOD BEHAVIOUR ON SITE

THE DEVELOPMENT IS THEREFORE CONSIDERED SAFE FOR ITS LIFETIME.

5. CONCLUSION

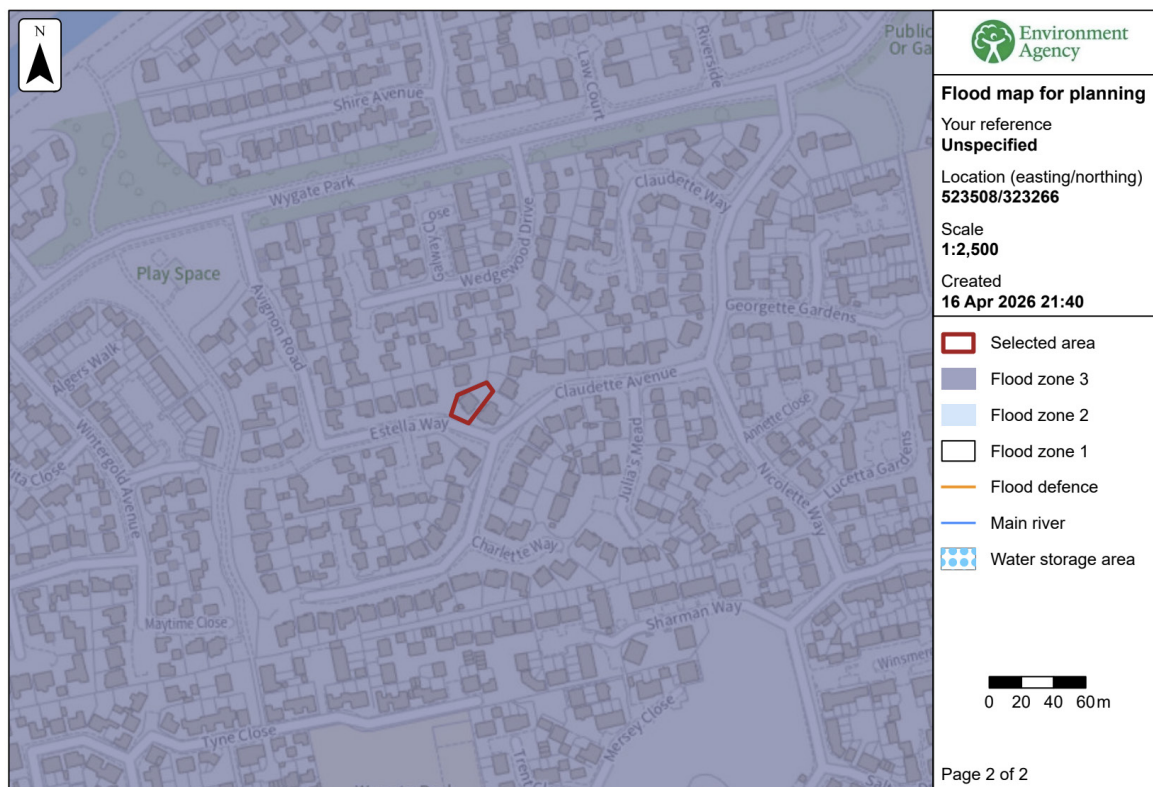
THE PROPOSED FIRST FLOOR EXTENSION ABOVE THE EXISTING GARAGE AT 4 ESTELLA WAY, SPALDING:

- IS LOCATED WITHIN FLOOD ZONE 3
- CONSTITUTES MINOR DEVELOPMENT
- DOES NOT INCREASE FLOOD RISK
- DOES NOT INCREASE BUILDING FOOTPRINT
- DOES NOT AFFECT FLOOD STORAGE OR DRAINAGE

THE DEVELOPMENT IS THEREFORE CONSIDERED ACCEPTABLE IN FLOOD RISK TERMS.

APPENDIX A

ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807064.