FLOOD RISK ASSESSMENT

**Site Address:** Wychwood Lodge, Swinbrook, Burford OX18 4ED

Proposal: Demolition of chimney stack, conversion of car port and insertion of French doors and 1no. conservation rooflight.

LPA ref: 21/02513/HHD

Edgars ref: 906/2736

This Flood Risk Assessment (FRA) is prepared at the request of West Oxfordshire District Council to support a planning application for the *demolition of chimney stack, conversion of car port and insertion of French doors and 1no. conservation rooflight* at Wychwood Lodge, Swinbrook.

The application site is outlined on the EA Flood Map at **figure 1**. As shown by the flood map, the application site mostly comprises Flood Zone 1, though is bisected by an area of Flood Zone 3. In terms of built form, this zone specifically relates to the western portion of the main dwelling.
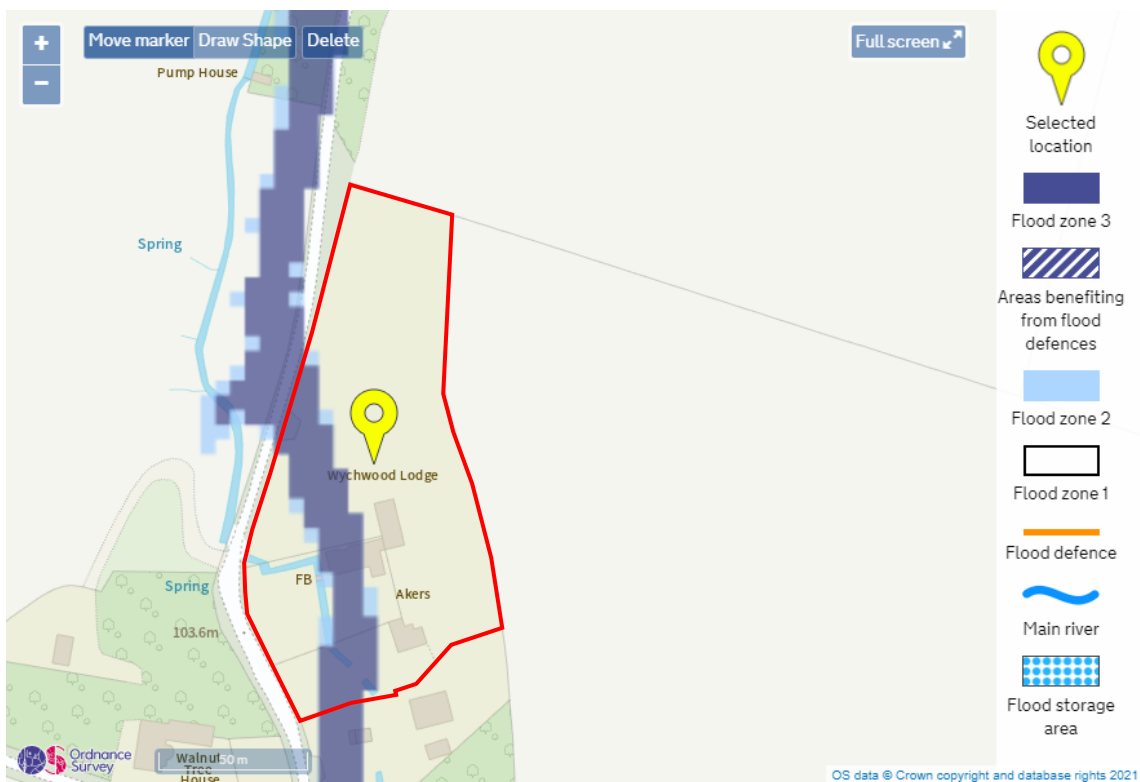
Figure 1 Site area and EA Floodzones

The proposals relate to householder development that does not involve any built form extension or other increase of floor area. As such, the proposals comprise minor development in accordance with National Planning Practice Guidance paragraph 046 (ref ID: 7-046-20140306). Indeed, with the exception of the proposed French windows, the proposals relate wholly to those parts of the house located within Flood Zone 1.

With regard to NPPG paragraph 047 (ref ID: 7-047-20150415), the proposal would not affect a watercourse, floodplain or flood defences. It would not impeded access to flood defence or management facilities, nor would it effect the local flood storage capacity or flood flows (on the basis there is no change in floorspace).

Having regard to the standing advice (available at: https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-dont-need-an-assessment), the above information is sufficient to support the proposed minor development. This FRA therefore finds that the proposed development is acceptable in flood risk terms.

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