

Flood Risk Assessment Tasters, Bickleigh, Devon

This Flood Risk Assessment supports a planning application for the conversion of 1 no. existing dwelling into 2 no. dwellings.

The proposed development does not involve any physical changes to the existing buildings, except for the filling-in of an internal doorway in order to separate the two dwellings.

The existing dwelling lies entirely within Flood Zone 1 as identified on the Environment Agency's (EA) Flood Map for Planning, meaning the buildings are positioned in an area with a low probability of flooding. However, parts of the wider application site are within higher flood risk categories.

The existing and proposed use both fall within Use Class C3 – dwellinghouses; therefore, there is no change in vulnerability classification as set out in Annex 3 of the National Planning Policy Framework (NPPF).

As the proposal does not involve any physical external changes, it will not result in any increase to flood risk elsewhere.

The applicants have occupied the existing dwelling since 1993, and can confirm that there has been no flooding events that have affected the dwelling, or prevented safe access to and from the site during that time. The applicants wrote to the Environment Agency to request flood risk information, the response to which confirmed that there were no records of the property flooding within the EA's flooding archive. A copy of the response letter is enclosed.

Therefore, the proposed development will not result in any effect on flood risk, either to the subject property or elsewhere.