

Ancillary accommodation Melberry House, Poltimore

Flood Risk Assessment

Introduction

This assessment is submitted in conjunction with a planning application for ancillary accommodation to the dwelling.

The Environment Agency Flood Map shows the site lying within a Flood Zone 2 area giving a maximum of 1% risk of flooding

Proposed development

The proposal comprises the construction of new ancillary accommodation to the north east of the site at the location of the existing storage building.

Floor level of the new extension will be concurrent with that of the existing dwelling.

Surface water disposal

It is intended that the surface water disposal remain unaltered in that it currently discharges to natural water courses about the expansive rural site. It is intended that as part of the normal maintenance regime the watercourses will be cleared of accumulated vegetation to ensure correct flow and discharge.

Foul drainage

The existing dwelling is serviced by a mains foul drainage system discharging to the south west to a network running in the main highway. It is proposed that new accommodation be joined to this installation via an extension of the existing installation.

Flood potential

Any potential for flooding arises only from the incident rainwater on the adjacent land giving rise to overburdening of existing natural watercourses. Regular maintenance of the watercourses by landowners and statutory authorities with responsibility for maintenance will ensure adequate flows and discharge to larger natural watercourse in the vicinity.

Effect on third party interests.

The proposed development being of such a minor nature given the setting and overall scale of the building in the established landscape will have no adverse effects in respect of flood risk on neighbouring properties.

The site is considerably less than one hectare in extent so no formal assessment of offsite effect is required.

Conclusion

Being a modest development within Zone 2 boundary having only a 1% annual risk with no increase to the discharge burden in the rural environment the proposed works have no detrimental effect on the local flood risk.

It is considered that on the balance reasonableness there are no grounds for objecting to this application on reasons of flood risk or surface water drainage.