

**23/01937/HOUSE - PROPOSED TWO STOREY EXTENSION FOLLOWING DEMOLITION OF SINGLE STOREY LEAN TO AND GARAGE**

**24 ST GEORGES VIEW, CULLOMPTON, EX15 1BA.**

**FLOOD RISK ASSESSMENT IN FLOOD ZONE 1 AND CRITICAL DRAINAGE AREAS.**

This FRA is to support the planning application for a two-storey extension at 24 St Georges View which although in Flood Zone 1 now lies within Cullompton Critical Drainage area. As such the On-site all surface water should be safely managed up to the '1 in 100 + 'climate change' conditions.

The area of the proposed extension consists at present of impermeable material being concrete. This drains to the adjacent garden.

The proposed roof water will be collected by new gutters and discharged through downpipes to rodable gulleys and piped to soakaway a minimum 5.0m from any building. The proposed roof areas are marginally bigger (5%) than the existing, so the impact is negligible.

Being a householder development, the proposal is considered 'minor development' in relation to flood risk. Minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain, or its flood defences;
- they would impede access to flood defence and management facilities, or;
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

In our opinion the proposed extension satisfies the above and is therefore unlikely to raise significant flood risk.