

Old Rectory Luddesdown Road Luddesdown DA13 0XE38

FLOOD RISK STATEMENT

Demolition of existing orangery and erection of a two storey side and rear infill extension, installation of new timber sash windows to replace all existing windows, erection of link structure connecting the main dwellinghouse with the existing outbuilding at the front.

(Resubmission of application 20231283 with additional revisions).

Householder development

1. Parts of the application site are located in an area with a high risk of flooding from surface water.
2. However, there is no risk of flooding from surface water within the curtilage of the dwellinghouse (where the works are proposed). The proposed extensions, which are in any case limited to the existing footprint / areas of hardstanding, will therefore have no material impact on flood risk.

See **Illustration 1**.

3. Mitigation measures or further assessments are therefore not required.

4. **Crucially, no concerns were raised, nor were any mitigation measures required, during the determination of planning application reference 20231283, which was approved in February 2024. The current proposals are revisions to the previously approved application and do not materially affect flood risk.**

ILLUSTRATION 1: SURFACE WATER FLOOD RISK AT APPLICATION SITE

RED CIRCLE INDICATES EXTENT OF WORKS / LOCATION OF DWELLINGHOUSE

