

Old Rectory **Luddesdown Road** Luddesdown DA13 0XE38

FLOOD RISK STATEMENT

Demolition of the existing outbuilding at the front of the dwellinghouse and erection of a single-storey front extension in its place.

[Resubmission of works previously approved under planning permission ref: 20160966.]

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, which includes the front outbuilding (where the works are proposed).

See **Illustration 1**.

3. Crucially, no concerns were raised in relation to flood risk during the assessment of planning applications ref: 20160966 (for works to demolish and rebuild the front outbuilding and connect it to the dwellinghouse) or 20240869 (works to erect a link structure between the front outbuilding and the dwellinghouse).

4. As with the previous applications, the works will only involve a modest increase in built up areas and will be limited to the existing building footprint or areas already consisting of impermeable hardstanding. Consequently, there will be no material impact on flood risk elsewhere.
5. Mitigation measures or further assessments are therefore not required.

ILLUSTRATION 1: SURFACE WATER FLOOD RISK AT APPLICATION SITE

RED CIRCLE INDICATES LOCATION OF DWELLINGHOUSE AND ASSOCIATED FRONT OUTBUILDING

