

RE: SMD 2021 0544 - first floor extns over existing ground floor - flood zone 2

Hi Arne,

No problem at all. As the proposed extension is less than 250m² and located in Flood Zone 2, the proposed development falls under our Flood Risk Standing Advice FRSA.

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. FRSA can be viewed on our website at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>.

Therefore, we have no comments to make.

If you have any queries do not hesitate to contact me.

Many thanks,

Anne-Marie

Anne-Marie McLaughlin

Senior Planning Advisor – Sustainable Places | West Midlands Area

Environment Agency | Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield,
Staffordshire, WS13 8RR