

## **Flood Statement**

The proposed development involves the change of use of an existing residential dwelling (C3 use) to a 6-bedroom House in Multiple Occupation (C4 use). No physical alterations or new built development are proposed, and the application does not result in any increase in the developed footprint, impermeable surfaces, or changes to existing site levels.

The proposal represents a minor change of use within an established residential area and will not increase flood risk either on-site or elsewhere. The property is located on elevated ground on Llanthewy Road, with the site sloping away from the dwelling, and there is no evidence of historical flooding affecting the property.

The existing drainage arrangements will remain unchanged, and the development will not create additional surface water runoff or place additional pressure on local drainage infrastructure. The intensity of occupation will remain compatible with the existing residential use, and the proposal does not introduce a more vulnerable use of the site.

Having regard to the scale and nature of the proposal, the existing residential use, and the absence of any physical development, it is considered that a Flood Consequences Assessment is not necessary in this instance. The development would not result in an increased risk of flooding or exacerbate flood risk elsewhere.