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FLOOD RISK ASSESSMENT

**IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR A TWO STOREY SIDE EXTENSION, TWO STOREY
REAR EXTENSION, GROUND FLOOR REAR EXTENSION, GROUND FLOOR SIDE ATTACHED GARAGE AT
HOLLANDALE HOUSE, COPTHORNE BANK, CRAWLEY RH10 3JQ**

1. Site Details

Hollandale House is an existing detached residential property located on Copthorne Bank, Crawley, RH10 3JQ. The proposed development comprises a two storey side extension, two storey rear extension, ground floor rear extension, and a ground floor side attached garage to the existing dwelling.

The proposal represents a householder development within the curtilage of an established residential property and is intended to provide additional living accommodation and ancillary garage accommodation. The development remains wholly residential in nature and does not involve any change of use.

The proposed works are confined to the existing residential curtilage and do not increase the number of residential units on the site.

The development is classified as a minor extension to an existing dwelling and is therefore considered appropriate development within the context of national planning policy relating to flood risk.

2. Flood Zone Classification

According to the Environment Agency Flood Map for Planning, the application site is located within Flood Zone 3, which is defined as land having a high probability of flooding from rivers or the sea.

Flood Zone 3 comprises land assessed as having a 1% or greater annual probability of river flooding or a 0.5% or greater annual probability of flooding from the sea.

The proposal relates solely to the extension of an existing residential dwelling and does not involve the creation of additional residential units or a more vulnerable form of development. As such, the proposed development is considered appropriate in principle, subject to the implementation of suitable flood risk mitigation measures.

The development has been designed to ensure that it remains safe for its lifetime and does not increase flood risk elsewhere, in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

3. Flood Risk Sources

Environment Agency mapping indicates that the site may be affected by flooding from the following sources:

- Rivers (fluvial flooding)
- Surface water flooding

Fluvial flooding may occur during periods of prolonged rainfall when nearby watercourses exceed their capacity and overflow onto adjacent land.

Surface water flooding may occur during intense rainfall events when runoff exceeds the capacity of local drainage systems or where water accumulates on the ground surface.

The proposed extensions are located within the curtilage of an existing residential property that is already established within the flood risk area. The development does not introduce a new residential use and does not significantly alter the existing pattern of development.

Given the modest scale of the proposal and the limited increase in building footprint, the development is not expected to materially increase flood risk either on the site itself or to neighbouring properties.

4. Flood Mitigation Measures

The following mitigation measures will be incorporated into the development to minimise flood risk and ensure compliance with national planning policy:

- Finished floor levels of the extensions will be set to match or exceed the existing dwelling floor levels wherever practicable.
- Flood-resilient construction techniques and materials may be incorporated into ground floor elements of the development to minimise potential damage in the event of a flood.
- Electrical services, consumer units and other vulnerable equipment will be located above predicted flood levels where reasonably practicable.
- Surface water runoff from new roof areas will be directed to suitable drainage systems to ensure effective management of rainfall.
- Sustainable drainage principles will be incorporated wherever practicable to minimise additional runoff and maintain existing drainage performance.
- The development will not obstruct existing overland flow routes or reduce floodplain storage capacity to a degree that would increase flood risk elsewhere.

- The proposed garage and extensions are ancillary to the existing dwelling and do not create additional residential accommodation that would increase flood vulnerability.
- During construction, appropriate site management measures will be implemented to prevent temporary increases in flood risk or blockage of drainage infrastructure.

These measures will help ensure that the development remains safe throughout its lifetime while avoiding any increase in flood risk to neighbouring land or property.

5. Conclusion

This Flood Risk Assessment has been prepared in support of a householder planning application for a two storey side extension, two storey rear extension, ground floor rear extension and ground floor side attached garage at Hollandale House, Copthorne Bank, Crawley, RH10 3JQ.

The site is located within Flood Zone 3 and is identified as being at risk from both fluvial flooding and surface water flooding. However, the proposed development comprises a modest extension to an existing dwelling within an established residential curtilage and does not involve the creation of additional residential units or a change of use.

Appropriate flood mitigation and drainage measures will be incorporated into the design to ensure that the development remains safe for its lifetime and does not increase flood risk elsewhere.

Having regard to the scale and nature of the proposal, together with the mitigation measures outlined within this assessment, the development is considered acceptable in flood risk terms and compliant with the requirements of the National Planning Policy Framework and associated Planning Practice Guidance.