

Flood Risk Assessment (FRA)

Proposed Single Storey Rear Extension

Site Address 19 Church Lane Copthorne Crawley West Sussex RH10 3QF

Prepared for Planning Submission – Mid-Sussex District Council

1. Introduction

This Flood Risk Assessment has been prepared in support of a revised householder planning application at Blackthorn, 19 Church Lane, Copthorne.

The revised proposal comprises:

- Demolition of the existing conservatory.
- Construction of a replacement single storey rear extension occupying substantially the same footprint as the existing conservatory, with only a minor increase in floor area.
- Construction of a modest single storey side extension.
- Retention of the existing rear patio and terrace arrangements with no new raised terrace proposed.

The proposal is therefore materially reduced in scale from the previously submitted scheme.

2. Site Description

The site comprises an existing detached dwellinghouse located within an established residential area of Copthorne.

The existing property benefits from an existing conservatory to the rear together with an existing patio area. The proposal replaces the conservatory with a permanent extension and introduces a modest side extension.

The proposed rear extension represents only a very small increase in footprint beyond the existing conservatory arrangement.

3. Flood Risk Context

Environment Agency Flood Mapping confirms that the site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding.

The Local Planning Authority has advised that portions of the site are identified within areas of very low to medium surface water flood risk.

The proposed development has therefore been assessed against surface water flood risk considerations.

4. Vulnerability Classification

The proposal relates to extensions to an existing dwellinghouse.

Residential development is classified as More Vulnerable development within Annex 3 of the National Planning Policy Framework.

5. Impact of the Proposed Development

The revised proposal does not introduce significant additional development within the site.

The development:

- Replaces an existing conservatory.
- Increases the rear footprint only marginally.
- Removes the previously proposed raised terrace.
- Retains the existing patio arrangement.
- Does not introduce basement accommodation.
- Does not create sleeping accommodation at lower levels.
- Does not alter the existing topography of the site.

The proposal therefore results in only a negligible increase in impermeable area.

6. Safety of the Development

The proposed extensions will remain at existing ground floor level and will be served by existing means of access and egress.

The development will remain safe during extreme rainfall events.

Any surface water entering the site would continue to follow existing overland flow routes as currently occurs.

The development does not obstruct existing flow paths and does not increase flood risk elsewhere.

7. Resistance and Resilience Measures

In accordance with Environment Agency Standing Advice, the following measures may be incorporated during construction where appropriate:

- Finished floor levels maintained above adjacent external ground levels.
- Use of water resistant floor finishes where appropriate.
- Use of closed-cell insulation within external wall construction.
- Installation of removable flood barriers to external openings if considered necessary by the owner.
- Use of resilient construction materials capable of drying after a flood event.

Given the very limited scale of the revised development, extensive flood mitigation measures are not considered necessary.

8. Surface Water Drainage

The revised proposal results in only a minor increase in built footprint compared with the existing conservatory arrangement.

Rainwater from the proposed extension roofs will discharge into the existing site drainage system.

The proposal will not materially increase surface water runoff from the site.

9. Conclusion

The site lies within Flood Zone 1 and is at very low risk of fluvial flooding.

The revised scheme is substantially reduced from the previously submitted proposal and comprises only a modest side extension together with replacement of the existing conservatory.

The proposal removes the previously proposed raised terrace and results in only a negligible increase in impermeable area.

The development will be safe for its lifetime without increasing flood risk on-site or elsewhere and is therefore considered acceptable in flood risk and drainage terms.