

ADDITIONAL INFORMATION / REVISED FLOOD RISK ASSESSMENT

DM/26/1951 – 31 LUCASTES LANE, HAYWARDS HEATH

REPLACEMENT OF CONSERVATORY WITH A NEW SINGLE STOREY REAR EXTENSION

23 September 2026

1). Introduction

This revised assessment has been prepared following the consultation response from the Mid Sussex District Council Flood Risk and Drainage Team, which identified that the site is within an area of high surface-water flood risk and a significant surface-water flow path and requested further information demonstrating that the proposal will not increase flood risk to the site or surrounding area and that appropriate resistance and resilience measures are incorporated.

This assessment therefore concentrates on surface-water flood risk, the physical flow route at the property, the relationship between the modelled flood-depth information and the proposed finished floor level, drainage of the additional roof area, and flood resistance and resilience.

2). Background & Proposal

The existing property is a residential dwelling with an attached garage and an existing rear conservatory. The proposal removes the conservatory and constructs a permanent single-storey rear extension on the same footprint with a small infill area between the current conservatory and the house.

The conservatory is 4.3m deep and 3.9m wide (area approximately 15m²) with a Finished Floor Level (FFL) that is approx. 150mm above the ground at the junction with the house and 300mm above the ground level at the rear. The proposed single storey extension is the same depth as the conservatory and 6.1m wide (area approximately 26m²) with a FFL that is 300mm above the ground at the junction with the house and 450mm above the ground level at the rear. It is important to state we are raising the floor level by 150mm and improving the current situation.

The existing conservatory roof has a gutter that leads to a downpipe that also services the roof of the main house which we believe runs to a soakaway in the garden. In addition, there is a gutter and another downpipe that services the garage roof that runs to a different soakaway. These assumptions would be confirmed before construction commences. Our new roof is proposed as a pitched roof with a flat roof behind. We propose to create a replacement downpipe as the current one sits in the area being infilled by the extension. This would lead to the existing soakaway subject to Building Control approval.

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3). Surface Water Flow Path Assessment

The ground level at the rear of the property is lower than the front of the property. The front of the property is lower than the street level and there is a porous block paved driveway. The existing dwelling with attached garage forms a substantial physical barrier between the front and rear parts of the property.

There is no identified open, continuous overland flow route directly alongside the relevant side of the house leading from the front of the property to the existing conservatory. Surface water arriving from the higher front area would need to pass through restricted openings, principally the garage-door area which is a standard garage door. At the rear of the garage there is a pair of uPVC glazed doors with a threshold that is approx. 75mm above the garage floor. At the rear of the doors is a partial step which is 150mm below the garage floor level increasing to approx. 250mm. At the rear of the garage there is an area of gravel which would allow water to drain. Beyond the gravel there is a patio with steps down to a lawn.

If the water reaches the rear area, the land falls substantially away from the dwelling into the large rear garden. This provides an onward route for surface water and is relevant when assessing whether the proposed extension would obstruct or redirect an established overland flow route. There is a side passage on the opposite side of the house where surface water could run into the rear garden.



3.1 - Image showing the conservatory and rear of the garage.



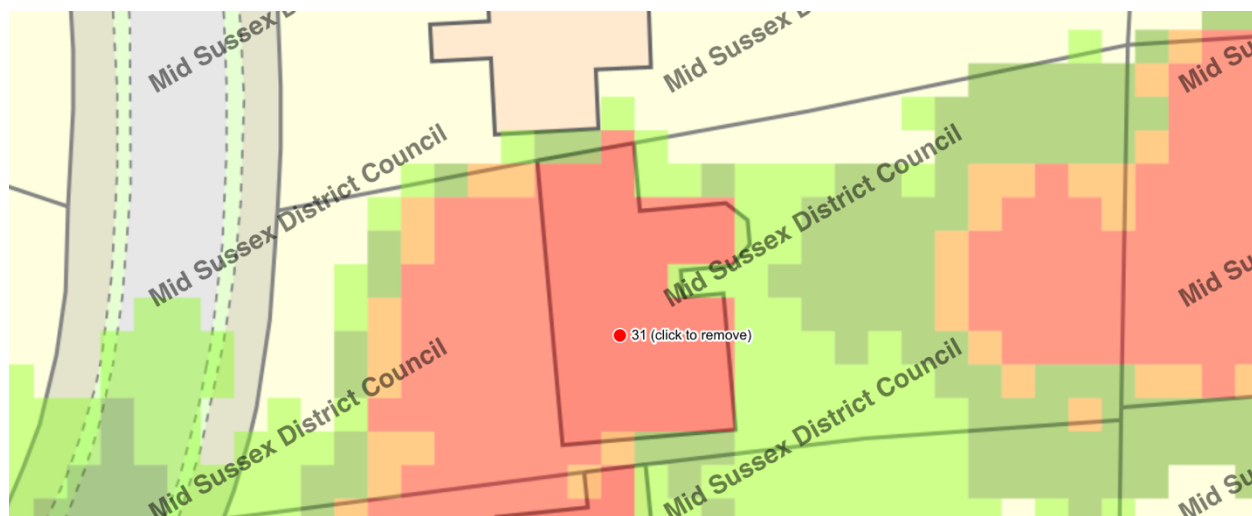
3.2 - Image showing the front of the property including the garage on the left.

4). Surface Water Flood Risk Analysis

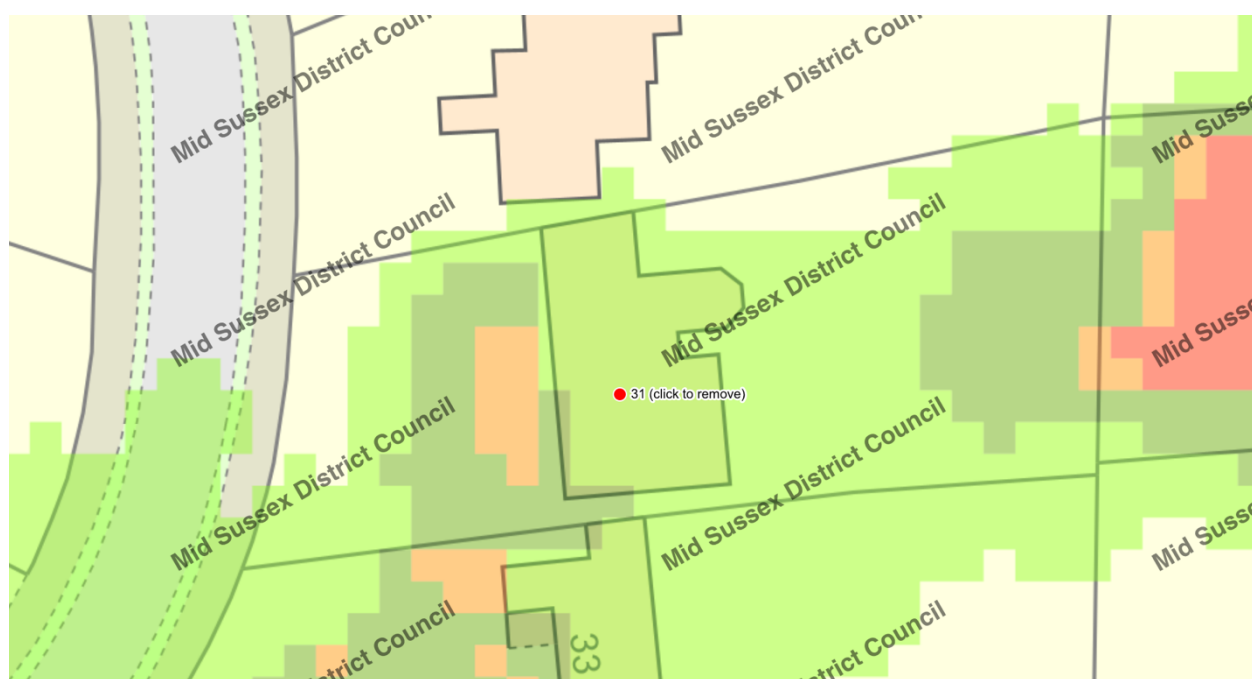
The Mid Sussex Strategic Flood Risk Assessment information provides a more useful depth-band context. The two map extracts below show the predicted surface water (pluvial) flood risk for the property based upon current climate change modelling: -

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4.1 - RoSWF – Climate Change – 0.3m depth (2025) Map Extract



4.2 - RoSWF – Climate Change – 0.6m depth (2025) Map Extract

There is an anomaly in the area behind the garage in the first map extract (4.1) which shows very low risk (shaded light green) but a high risk for the conservatory. Also, it is unclear at which depth the risk moves from high to very low as the data is only provided for 0.3m and 0.6m. This could be anywhere between 301mm – 599mm. The current owner has lived in the property since 2006 and has not experienced any issues with surface water flooding.

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5). Proposed Finished Floor Level & Roof Design

The Environment Agency's current standing advice recommends that minor-extension floor levels are normally at least 600 mm above the estimated flood level, with the possibility of reducing this to 300mm where there is a high degree of certainty in the estimated flood level. Where the recommended level cannot be achieved, additional flood resistance and resilience measures are required (see section 7).

On the information currently available, the proposed FFL cannot be certified as providing 600mm freeboard because the absolute design flood level has not yet been established. The SFRA's 0.3m depth band, if applied directly to the adjacent ground level, would leave approximately 150mm vertical separation between that depth and the proposed floor.

The proposed floor level should therefore be retained as the stated design level, subject to confirmation that it is the highest practicable level compatible with the existing dwelling, and the residual risk should be addressed through the measures identified below.

6). Surface Water Drainage and SuDS

The original FRA proposed a soakaway, sized by a specialist, to serve the extended areas and stated that drainage channels would be provided at thresholds and connected to the soakaway.

This revised assessment retains the principle that runoff from the new roof should be managed so that the proposal does not increase flood risk elsewhere. For a small householder extension, the drainage design should be proportionate. The preferred approach is infiltration where practicable; if infiltration is not feasible, the alternative discharge route would be agreed on site with Building Control.

No increase in off-site flood risk should result from the proposed roof drainage. Drainage should also be designed to avoid surcharge/backflow into the building and should comply with Building Regulations and the applicable local drainage requirements.

7). Flood Resistance and Resilience Measures

Our proposal will incorporate passive resistance and resilience measures proportionate to the assessed flood depth such as those listed below: -

- Use low-permeability / flood-resistant construction materials to the level required
- Provide robust detailing at the junction between the new extension and the existing dwelling to reduce water ingress
- Seal service penetrations through the new floor and walls against water entry where practicable
- Position vulnerable electrical equipment, sockets and controls above the agreed flood-resilience level, subject to Building Regulations
- Use flood-resilient wall, floor and insulation materials in vulnerable areas so that the building can dry and recover following water ingress

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- Design thresholds and external drainage to avoid directing surface water into the extension
- Protect drainage connections against surcharge/backflow where relevant, including non-return protection where appropriate
- Provide accessible routes for inspection, cleaning and drying of affected areas
- Avoid resistance measures that could create structural instability during flooding

8). Effect on Flood Risk Elsewhere

The principal potential mechanisms by which a small extension could increase flood risk elsewhere are obstruction or diversion of overland flow and an increase in uncontrolled surface-water runoff.

The proposed development replaces the existing conservatory and does not extend the building into the wider rear garden. It therefore does not introduce a new obstruction across the garden's natural fall. The site-specific flow-path assessment also indicates that the house and garage already form a substantial barrier between the higher front area and the lower rear area.

The second mechanism will be addressed by managing the additional roof runoff through the proposed drainage/SuDS arrangement. The final drainage design should ensure that the proposal does not discharge uncontrolled additional runoff towards neighbouring land.

Therefore, the replacement extension is not expected to materially increase surface-water flood risk to neighbouring properties.

9). Climate Change and Lifetime

The SFRA information supplied for this assessment indicates that the climate-change scenario produces an increased likelihood of surface-water flooding and a slight increase in mapped flood extent. This revised FRA therefore does not rely solely on the present-day risk. The Environment Agency's current standing advice requires the surface-water design flood to include an allowance for climate change over the development lifetime. The proposed flood-resistance and resilience measures are intended to manage the residual risk associated with both present and future surface-water flooding.

10). Sequential / Exception Test

The proposal is a householder extension. The Environment Agency's current standing advice identifies householder development such as residential extensions and conservatories as exempt from the sequential test. This assessment therefore concentrates on site-specific safety and ensuring that the proposal does not increase flood risk elsewhere.