

FLOOD RISK STATEMENT

Site: 12 Vale Road, Haywards Heath, RH16 4JT

1. INTRODUCTION

The application is for a Householder Planning Application for proposed work to a detached house. There will be no change the existing residential (C3) use of the property.

2. PROPERTY DETAILS

No 12 Vale Road, Haywards Heath, is a 3 bedroom semi detached chalet bungalow

3. FLOOD RISK

The Environment Agency Flood Risk Checker for the property highlighted the following:

Rivers and sea risk - Very Low Risk (Very low risk means that this area has a chance of flooding of less than 0.1% each year)

Groundwater - Flooding from groundwater is unlikely in this area

Reservoirs - Flooding from reservoirs is unlikely in this area

4. CONCLUSION

As the property is located in a low risk flooding area, then only minor mitigation measures need to be provided. These include; drainage to join existing underground drainage system, provision of drainage channels at thresholds. The size is set within policy objectives and is within the town of Haywards Heath, please see the included existing and proposed drawings, site and location plans.

Scale

The application site is within the village of Lindfield. The scale of the proposal has been specifically designed to reflect to be a modern addition to the existing dwelling. The proposal will create a more usable home for the applicants needs. The office out building is proposed to be positioned on the existing garage footprint, to be demolished, in the rear garden.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area, being of fairly mixed styles, and respecting both the bulk and scale of the property and the surrounding properties. The proposal for the extension will reflect an individually designed addition, whilst being subservient both in height and bulk to the existing dwelling and the general local vernacular in design. The external material choices with the use of grey standing seamed cladding to both the elevations and the roof will contrast well with the traditional look of the existing dwelling. The out building will be low level set on the base of the existing garage to be removed.

This will accord with the individual distinctiveness of the properties in the immediate area.

Access

Parking provision is included in the layout as existing. There is parking for 2 cars, as the garage and side driveway is inaccessible to modern car sizes. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and the neighbouring properties. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a larger family house and separate office building for their needs. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with good quality modern design.

