

Flood Risk Assessment for Proposed Garage Extension

Project Details:

Location: 37 Sunnyside Close East Grinstead West Sussex RH19 4QW

Proposal: Enlargement of an existing garage for vehicle parking

1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support the planning application for the proposed garage extension at 37 Sunnyside Close East Grinstead West Sussex RH19 4QW. The proposed development involves replacing an existing hardstanding area and structure with a larger garage. This document demonstrates that the development will not exacerbate flood risk to the property or surrounding area and complies with the Environment Agency's standing advice for minor extensions.

2. Flood Zone Classification

The property is located in an area of high surface water flood risk, identified as Flood Zone 3b (functional floodplain). This designation corresponds to the 1:30 flood extent. The Environment Agency's updated guidance (August 2022) requires developments in such areas to be assessed and justified to ensure safety and flood resilience.

3. Existing Site Conditions

- The proposed extension area is currently developed with a hardstanding surface and an existing small building, as shown in the attached photograph.
- This existing development limits water infiltration, and the proposed extension will not result in a net increase in impermeable surfaces.

4. Proposed Development

- The proposal involves enlarging an existing garage to provide additional vehicle parking space.
- The development is classified as "low vulnerability" under the Planning Practice Guidance (PPG), as the garage is ancillary to a residential property and is not a habitable space.

5. Key Arguments for Approval

Minimal Encroachment into Flood Zone 3b

- The extension narrowly encroaches into the Flood Zone 3b area, as shown in the submitted flood risk overlay map.
- This small intrusion will not significantly affect floodplain capacity or surface water flow paths.

No Increase in Flood Risk

- The proposed garage extension replaces existing hardstanding and structure, maintaining the same impermeable footprint.
- There will be no net increase in surface water runoff or floodplain displacement.

Mitigation Measures

To ensure compliance with flood resilience and resistance requirements:

- - The finished floor level of the entrance lobby will be raised, where feasible, to exceed the recommended 300mm above the 1:30 flood extent.
- - Flood-resistant materials will be incorporated into the construction, including:
 - - Concrete floors.
 - - Flood-resistant doors and sealants.
- - Openings such as vents will allow water flow through the structure to ensure no obstruction to floodwater.

Existing Development and Drainage

- The proposed development will replace a structure and hardstanding area, as evidenced in the attached photograph.
- No changes to existing drainage routes or surface water pathways are proposed, ensuring no adverse impact on local flood risk.

Safe Access and Egress

- The development does not alter existing access routes, ensuring safe access and egress from the property during flood events.

6. Compliance with Environment Agency Guidance

This proposal aligns with the Environment Agency's standing advice for minor extensions:

- Developments within the 1:30 flood extent are permissible if mitigation measures are implemented.
- By incorporating flood resilience measures and demonstrating minimal impact, the proposal adheres to best practices outlined in the Planning Practice Guidance (PPG).

7. Supporting Documents

- Flood Zone map overlay (showing proposed extension footprint).
- Photograph of the existing hardstanding and structure to be replaced.
- Detailed plans and elevations of the proposed extension.

8. Conclusion

This Flood Risk Assessment demonstrates that the proposed garage extension:

1. Will not increase flood risk to the property or surrounding areas.
2. Minimizes encroachment into Flood Zone 3b.
3. Incorporates flood resilience measures to mitigate potential risks.

Given the minimal impact and compliance with Environment Agency and PPG guidance, we request that the planning application be approved.

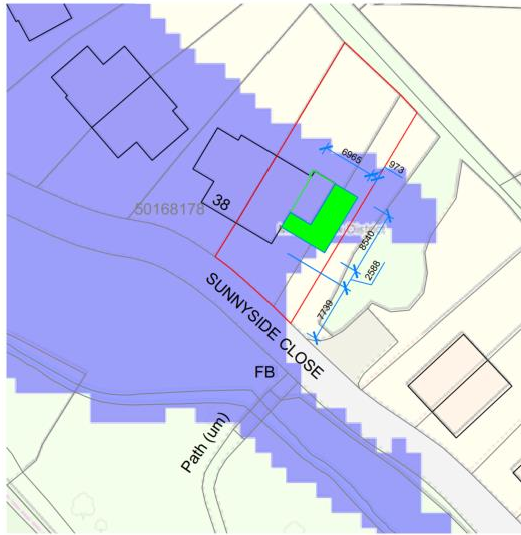
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Date: 24 January 2025

Attachments:

1. Flood Zone map overlay
2. Photograph of existing site conditions



BLOCK PLAN

SCALE 1:500

