

Lidsey Drainage Impact Statement

Overview

Single storey extension at 32 Ivy Lane, Westergate, PO20 3RE

Rear/side extension to accommodate kitchen, living area and shower room.

Foul Water

The existing dwelling is currently served by mains drainage as shown on the submitted plans.

The newly extended dwelling will continue to be occupied as a family household with no additional occupiers. Any increase in foul water generate will be negligible.

Any new drainage will be checked for suitability, position and gradient for compliance with the Building Regulations under the relevant application to Building Control.

Surface Water

A large portion of the proposed development will be built over existing non permeable ground, made up of an existing conservatory, paved/tarmac area and will involve the demolition of part of our existing utility room.

Flood Risk: The flood risk for surface water flooding is recorded as being 'Very Low' according to the long term flood risk report on the .gov website

<https://check-long-term-flood-risk.service.gov.uk>

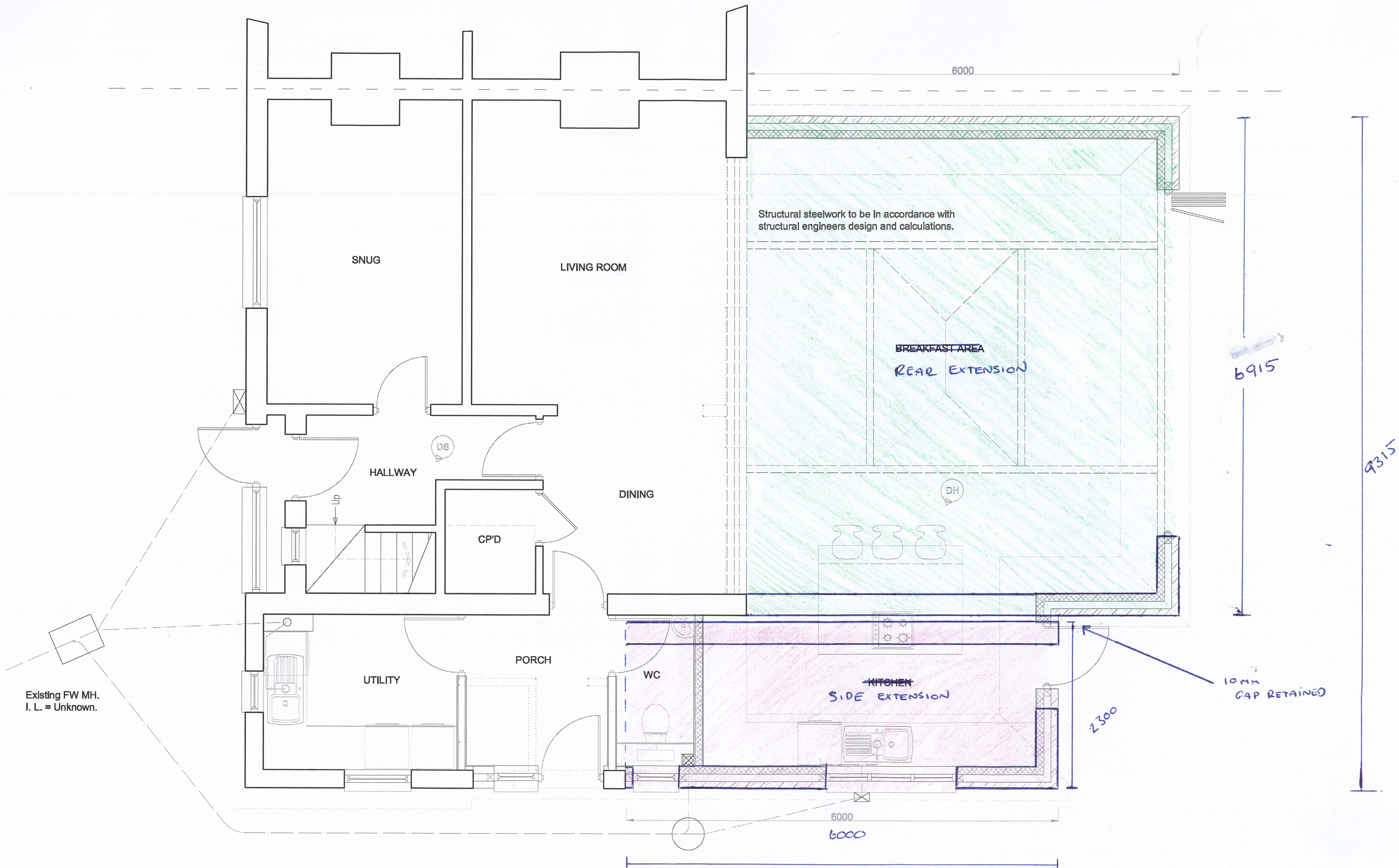
No surface water will be connected to the foul drainage system.

Surface / rainwater will discharge into new, suitably sized soakaway to the rear of the property to comply with building regulations.

I have enclosed a plan to demonstrate a design of a similar size which could be considered under permitted development.

The plan shows a stepped design, with an extension of 6 metres from both rear sections of the existing dwelling.

The plan has been provided to show how any additional surface water generated by the proposed extension would be of a similar area to that of an extension which could be consider under permitted development.

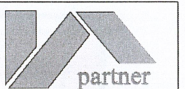


PROPOSED GROUND FLOOR PLAN

SUSSEX BUILDING CONSULTANCY LIMITED

32 IVY LANE, WESTERGATE,
CHICHESTER, WEST SUSSEX.

SCALE - 1/50 REV - C DATE - 13/12/2024



LABC

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