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Surface Water Drainage Information

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Copsefield, Eastergate Lane, Eastergate, Chichester, PO20 3SJ

Proposed rear extension to existing garage to form hydrotherapy pool; conversion of existing garage to specialist Changing Space and plant room; erection of link incorporating WC to main dwelling; and first floor loft conversion to provide ancillary bedroom accommodation with ensuite and sitting area.

1. Introduction

This Surface Water Drainage Information has been prepared in support of a householder planning application for the erection of a rear extension to an existing garage to form a hydrotherapy pool and associated works at Copefield, Eastergate Lane.

The purpose of this document is to outline the proposed approach to surface water management for the development and demonstrate that the proposals will not increase flood risk on or off site.

This document should be read alongside the submitted Flood Risk Assessment and Design and Access Statement.

2. Existing Site Conditions

The application site comprises an established residential property set within a large domestic curtilage. The proposed development is located to the rear of an existing detached garage within an area of managed garden.

Ground levels across the site are generally flat and there is no known history of surface water flooding.

Existing surface water drainage arrangements serving the main dwelling and garage will remain unchanged.

3. Proposed Development

The proposed development comprises:

- Single-storey extension to the rear of the existing garage to form a hydrotherapy pool hall
- Internal conversion works
- Modest link building to the main dwelling

The development introduces an additional roof area of approximately **104 m²**.

No additional hardstanding areas are proposed beyond the building footprint.

4. Drainage Strategy

Surface water arising from the new roof area will be managed within the site via infiltration soakaways located within the garden area.

This approach follows sustainable drainage principles and is appropriate given:

- the large garden area available
- the low flood risk location
- the modest scale of development
- the absence of known groundwater issues

The soakaways will be positioned within the garden at a suitable distance from buildings and boundaries in accordance with standard drainage practice.

Existing drainage serving the main dwelling will remain in place and unaffected by the proposals.

5. Capacity and Design

The additional impermeable area created by the development is limited to approximately **104 m²** of new roof.

Given the scale of the site and available garden area, there is sufficient space to accommodate soakaway provision capable of managing runoff from this roof area.

Detailed soakaway sizing and construction will be confirmed at technical design stage, informed by ground conditions and infiltration characteristics if required.

6. Maintenance

The proposed soakaway system will be located within the private residential curtilage and will be maintained by the property owner as part of normal property maintenance.

7. Conclusion

The proposed development introduces a modest additional roof area within an established residential curtilage. Surface water from the extension will be managed on site via infiltration soakaways located within the garden.

Existing drainage arrangements will remain unchanged and the development will not increase flood risk on or off site.

The proposed drainage strategy is proportionate to the scale of development and accords with sustainable drainage principles.