



pete sonntag
ARCHITECT

Surface Water Drainage Information

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23 Kingsmead, Felpham, PO22 7BD

Proposed single-storey rear extension to existing dwelling, adjoining existing rear extension.

1. Introduction

1.1 This Surface Water Drainage Information has been prepared in support of a householder planning application for a modest single-storey rear extension at 23 Kingsmead, Felpham.

1.2 The proposal comprises a 2.4 metre by 1.8 metre rear extension adjoining an existing extension, resulting in an additional footprint of approximately 4.3 square metres.

1.3 The site lies within Flood Zone 3; however, Environment Agency mapping identifies surface water flood risk as very low (refer to Figure 3 within the accompanying Flood Risk Assessment).

2. Existing Site Drainage

2.1 The existing dwelling disposes of roof water via rainwater goods discharging to soakaways located within the rear garden.

2.2 The property benefits from a large rear garden which provides sufficient space for infiltration drainage.

2.3 There is no known history of surface water flooding at the property.

3. Proposed Drainage Strategy

3.1 The proposed flat roof extension will discharge surface water via new rainwater goods.

3.2 Surface water will connect into the existing soakaway system serving the dwelling.

3.3 Given the modest scale of the extension (approximately 4.3m²), the additional runoff generated will be minimal.

3.4 Should additional capacity be required, further soakaway provision can be installed within the rear garden at Building Regulations stage.

4. Surface Water Risk Context

4.1 Environment Agency Surface Water Flood Risk mapping identifies the site as having a very low annual probability of surface water flooding (see Figure 3 within the accompanying Flood Risk Assessment).

4.2 The development represents a very minor increase in impermeable area within a large residential plot.

4.3 The proposal will not increase surface water discharge off-site.

4.4 The development will not increase flood risk to neighbouring properties.

5. Compliance with Drainage Hierarchy

5.1 Surface water will be managed in accordance with the drainage hierarchy, prioritising on-site infiltration.

5.2 Discharge to soakaway remains the preferred and existing method of surface water disposal at the property.

5.3 No discharge to the public sewer is proposed.

6. Conclusion

6.1 The proposed development represents a minimal increase in roof area and impermeable surface.

6.2 Surface water will continue to be managed on site through infiltration methods.

6.3 The development will not increase flood risk on or off the site.

6.4 The proposal is therefore acceptable in drainage terms.