LIDSEY DRAINAGE IMPACT ASSESSMENT

Householder planning application
24 West Drive, Middleton-On-Sea. PO22 7TS

Proposal

Extension to useable first-floor decking area with replacement access staircase and balustrading.

Introduction

This statement has been prepared to accompany the planning application for a first-floor balcony extension at the above address.

The site is located within the Lidsey Wastewater Treatment Works (WWTW) Catchment Area.

Under the requirements of the Arun District Council Local Validation List and the Lidsey Surface Water Management Plan (SWMP), this assessment demonstrates that the proposed development will have no detrimental impact on the capacity of the foul or surface water sewer networks.

The current site consists of a residential dwelling with external balcony space on a large plot accessed via a private road.

The proposal is an enlargement of an existing balcony space on the front of the house and much of the structure is already insitu, with only a small roof extension needed to the front.

The existing spiral staircase is to be replaced with a more conventional straight staircase for safe access to the deck.

Foul water assessment

The proposed development consists solely of an external balcony extension to an existing residential dwelling.

No new connections:
The proposal does not include the installation of any new toilets, bathrooms, kitchens, or utility appliances.

Zero increase in flow:
As the balcony creates no additional habitable space or plumbing fixtures, there will be no increase in foul water discharge to the Lidsey WWTW.

Surface water assessment

The balcony is a first-floor structure and its impact on surface water is considered de minimis for the following reasons:

Permeability:
The balcony floor is of a slatted/permeable design, allowing rainwater to pass through to the existing ground/patio surface below without alteration to runoff rates

No new hardstanding:
The proposal does not increase the building's footprint on the ground or create new impermeable ground-level surfaces.

Compliance:
The development does not interfere with any "hotspot" areas or strategic interventions identified in the Lidsey SWMP.

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Conclusion

The proposal is for a minor domestic alteration that creates no additional burden on the local drainage infrastructure. It is therefore compliant with the drainage requirements for the Lidsey Catchment Area.