Lidsey Drainage Impact Assessment

M/97/25/HH.

Erection of front canopy extension, single storey rear extension, hip to gable loft.

Conversion with front and rear dormers and associated works.

34 Norfolk Way Elmer Middleton-On-Sea PO22 6JF.

1. The site

The application site forms a single storey detached dwelling on the south side of Norfolk Way. The front and rear of the property are laid to lawn.

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

There is no history of flooding on the property.

2. The proposal

This householder application seeks the erection of front canopy extension, single storey rear extension, hip to gable loft.

The surface water for the proposal will be disposed of as currently existing.

3. Background

Planning application reference M/71/25/PDH at the application site for Prior Notification under extended permitted development rights for a single storey rear extension, extending 5m beyond the rear wall of the original dwelling house, with a maximum height of 2.5m and an eaves height of 2.5m was consented 17 October 2025.

4. Consideration

The proposed extension The permitted roof allows a run off rate of 2.535L/S. The proposed works, the subject of this planning application would have a run off rate at 2.532L/S, less than what could be constructed under permitted development rights. Plan 25045-PL-010 details the calculations and is appended to this Statement.

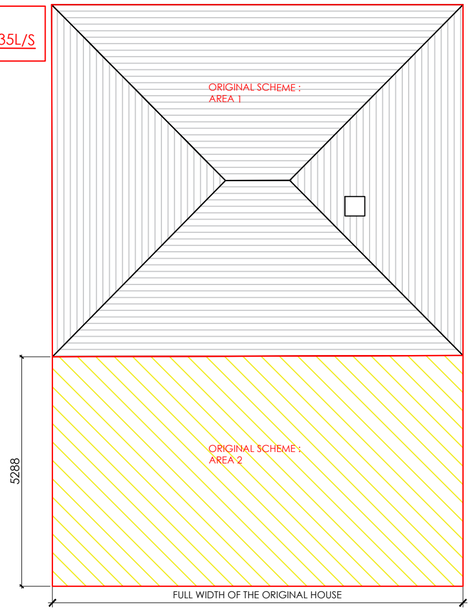
As such, a material consideration has been established through the fallback position at the application site as the proposal would not increase surface water run off over that that which could be constructed.

Rev.	Date	Note	Author	Checked
-	dd/mm/yy	Note	XXX	XXX

ORIGINAL SCHEME :
TOTAL RUN-OFF: 1.631 + 0.904 = 2.535L/S

ORIGINAL SCHEME :
AREA 1:
PITCH: 32 DEGREES
USE A FACTOR OF 1.180 FOR EFFECTIVE AREA
EFFECTIVE AREA= 76.788m²X 1.180 = 90.610m²
RUN-OFF = 90.610M² X 0.018L/S/m² = 1.631L/S

ORIGINAL SCHEME :
AREA 2:
FLAT ROOF
EFFECTIVE AREA= 50.205m²
RUN-OFF = 50.205m² X 0.018L/S/M² = 0.904L/S



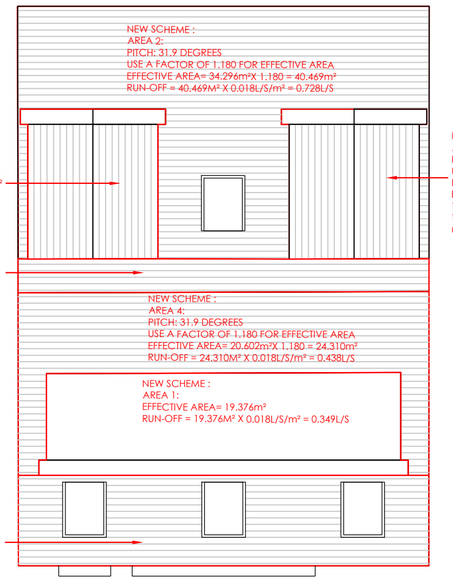
RAINFALL RUN-OFF: ORIGINAL SCHEME

NEW SCHEME :
TOTAL RUN-OFF: 0.349+0.728+0.155+ 0.438+0.420+0.221+0.221 = 2.532L/S

NEW SCHEME :
AREA 7:
PITCH: 31.4 DEGREES
USE A FACTOR OF 1.170 FOR EFFECTIVE AREA
EFFECTIVE AREA= 10.479m²X 1.170 = 12.260m²
RUN-OFF = 12.260M² X 0.018L/S/m² = 0.221L/S

NEW SCHEME :
AREA 3:
PITCH: 31.9 DEGREES
USE A FACTOR OF 1.180 FOR EFFECTIVE AREA
EFFECTIVE AREA= 7.288m²X 1.180 = 8.600m²
RUN-OFF = 8.600M² X 0.018L/S/m² = 0.155L/S

NEW SCHEME :
AREA 5:
PITCH: 31.9 DEGREES
USE A FACTOR OF 1.180 FOR EFFECTIVE AREA
EFFECTIVE AREA= 19.769m²X 1.180 = 23.327m²
RUN-OFF = 23.327M² X 0.018L/S/m² = 0.420L/S



RAINFALL RUN-OFF: NEW SCHEME

Project	REAR EXTENSION + LOFT CONVERSION 34 NORFOLK WAY, ELMER SANDS ESTATE ELMER, BOGNOR REGIS PO22 6JF			Drawing	RAINFALL RUN-OFF COMPARISN
				Job-Dwg Number	25045-PL-010 Rev. -
Client	MAX DENTON				
Status	PLANNING				
Scale	1:100	Sheet Size	A2		
Author	AJ	Checked	JP	Date	17/11/25

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