

Proposed Two Storey Extension
No. 2 Oakway, Huntley, Gloucestershire. GL19 3SD
Water Management Statement (WMS)

The application to which this WMS relates, has been submitted to obtain permission for a two storey side extension. The extension is proposed to enhance and improve the spaces and facilities within the existing dwelling, to support the function of the property.

The dwelling house stands in a plot of approximately 617m² (0.061ha) and is in a Flood Zone 1 on the Environment Agency flood map and is therefore not in a current area at risk of flooding from rivers and sea or reservoirs.

At the time of submitting this Planning Application, the exact details of the existing foul sewerage system is unknown, with no Water Authority records available. However, it is known that the property is currently served by an existing, believed to be adopted, foul water drainage network within the property boundary (believed to be to the rear or side of the dwelling), which is then connected to and served by the public sewer network, to an assumed connection back within the public highway (location unknown). It is assumed that this system is separate, but again this is an unknown and should be checked. This system will be retained and as there are to be new discharge points and drainage runs to be connected into it, advice should be sought from the relevant Water Authority with proposals carried out inline with their requirements, as well as being carried out in accordance with the current Building Regulations and any other relevant legislation. There are no new proposed connections into this existing system, although bathroom facilities upstairs maybe reconfigured into an existing SVP connection point within the dwelling. All fittings connecting onto the system will be modern, low discharge in terms of sustainable water usage and energy efficiency (using less water for cycles).

There is also limited knowledge of the surface water drainage network serving the existing property, and associated hard standing, again with no Water Authority records available. Existing rainwater pipe outlet positions are indicated upon the application plans and from a visual site assessment, these appear to discharge into an existing below ground surface water drainage network, picked up at the front and rear of the property. It is proposed to connect the new/replacement rainwater pipe positions and discharge the surface water from the roof of the proposed extensions into this existing system. Where relevant, advice should be sought from the relevant Water Authority with proposals carried out inline with their requirements. All works to the surface water drainage system are to be carried out in accordance with the current Building Regulations and any other relevant legislation.

Any required 'build close to' or 'build over' agreements are to be sought if required.

The existing impermeable roof area to remain picked up by the existing below ground surface water drainage network is approximately 56m² made up of the two storey duo pitch, this scenario does not change in terms of surface water discharge and therefore, only the extended roof areas and associated additional surface water run off should be considered. This amounts to approximately 32m² additional area and is viewed as nominal and will not cause a meaningful additional load on the existing network. The extension roof area replaces an existing hardstanding paved area that has existing run off, not changing the scenario. Also, the introduction of a water butt for gardening water collection will be considered for the new discharge point, to help mitigate the minimal additional load on the network.

Landscaping around the proposed extension will remain unchanged as porous garden materials. The existing driveway remains as existing, in semi porous materials.