HUTCHINSON DESIGN & PLANNING SERVICES

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HDPs
DESIGN & PLANNING

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1A York Road, South Croydon, CR2 8NR
Map grid reference TQ356625
O/S Ground Height 120.0M (394ft)
Designated flood risk rating "High"

Flood risk assessment

The proposed planning application is for the construction of a new side dormer in an existing roof and the raising of a roof line to an existing rear extension giving a ground floor footprint of an additional 0m² submitted for a certificate of lawful development (drawings submitted with planning application). The new floors will be at the same height as the existing house floors.

From investigation on the Environment Agency long term flood risk map https://flood-warning-information.service.gov.uk/long-term-flood-risk/map attached. (This should be read in conjunction with the location and block plans also attached) the property land has been designated with a flood risk rating of "high". There is no evidential risk of tidal, river or reservoir flooding directly affecting the property and the only aspect to be considered is the surface water flooding resulting from heavy rainfall and surface water run-off as depicted on the attached maps.

There will be no additional roofs added to the plan of the property and the rainfall collection of the roof will not change

The majority of the existing outside space is laid to lawn with trees, shrubs and flowerbeds with the exception of some paved patio areas, pathways and driveways. The whole property is bordered with varied timber panel fences.
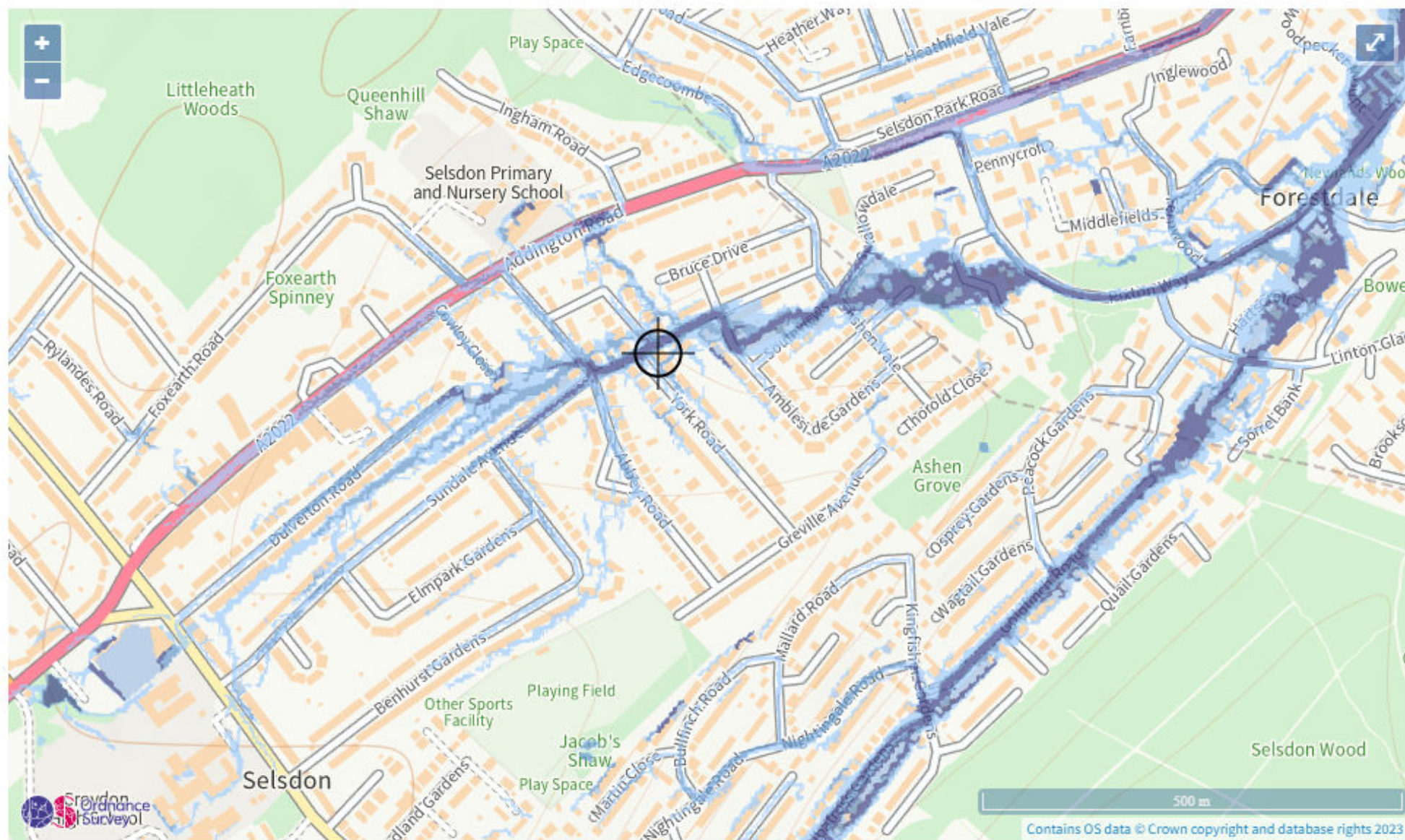
We propose no changes to the existing rainwater discharge arrangements.

The rainwater arrangement of the new extensions will not increase the water-flow on the existing drainage system and the local risk of surface water flooding resulting from heavy rainfall and direct surface water run-off will not be affected.

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Flood risk

Extent of flooding ▾

Location

Enter a place or postcode

Extent of flooding from surface water

● High   ● Medium   ● Low   ○ Very low   ⊕ Location you selected

Flood risk

Extent of flooding ▼

Location

Enter a place or postcode

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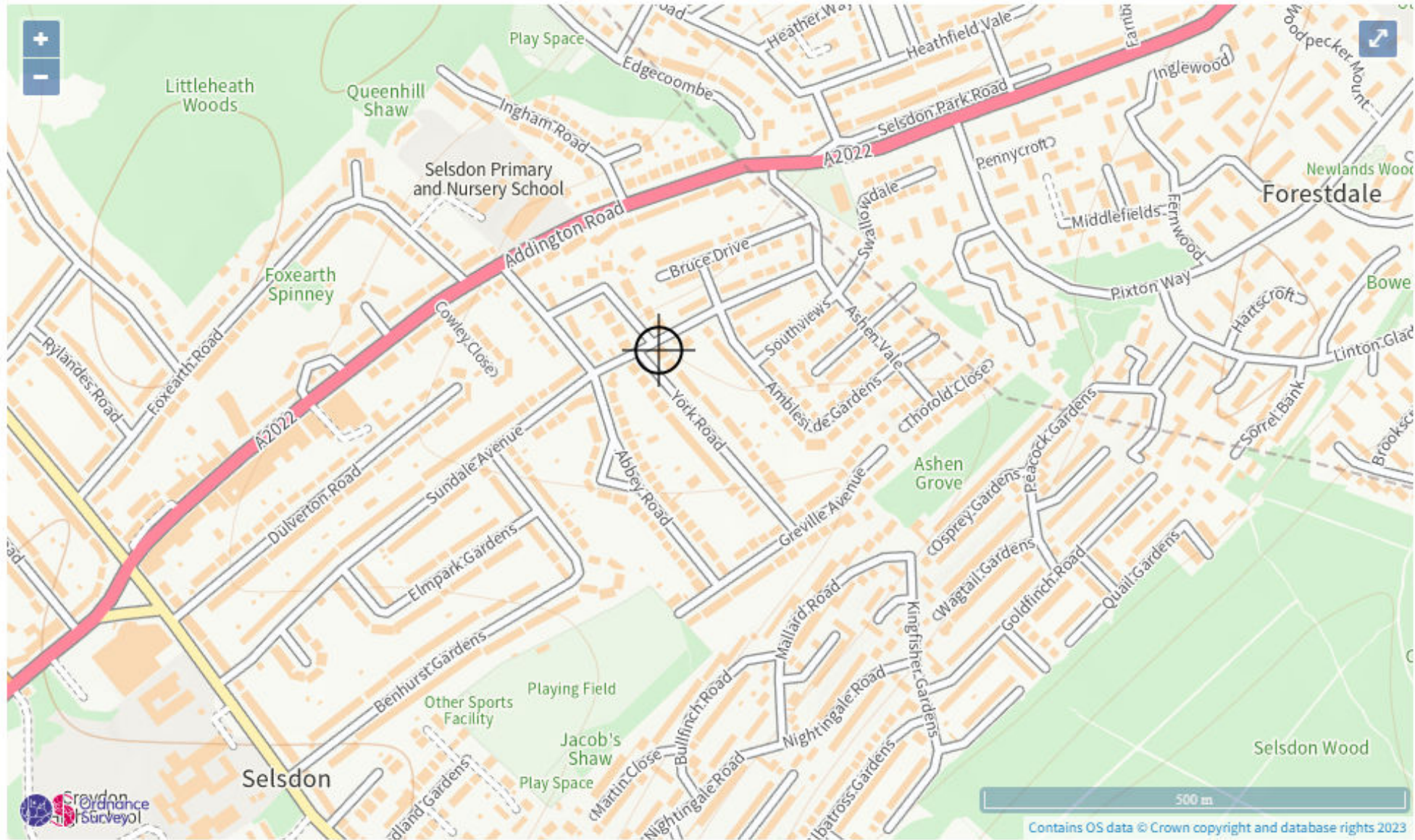
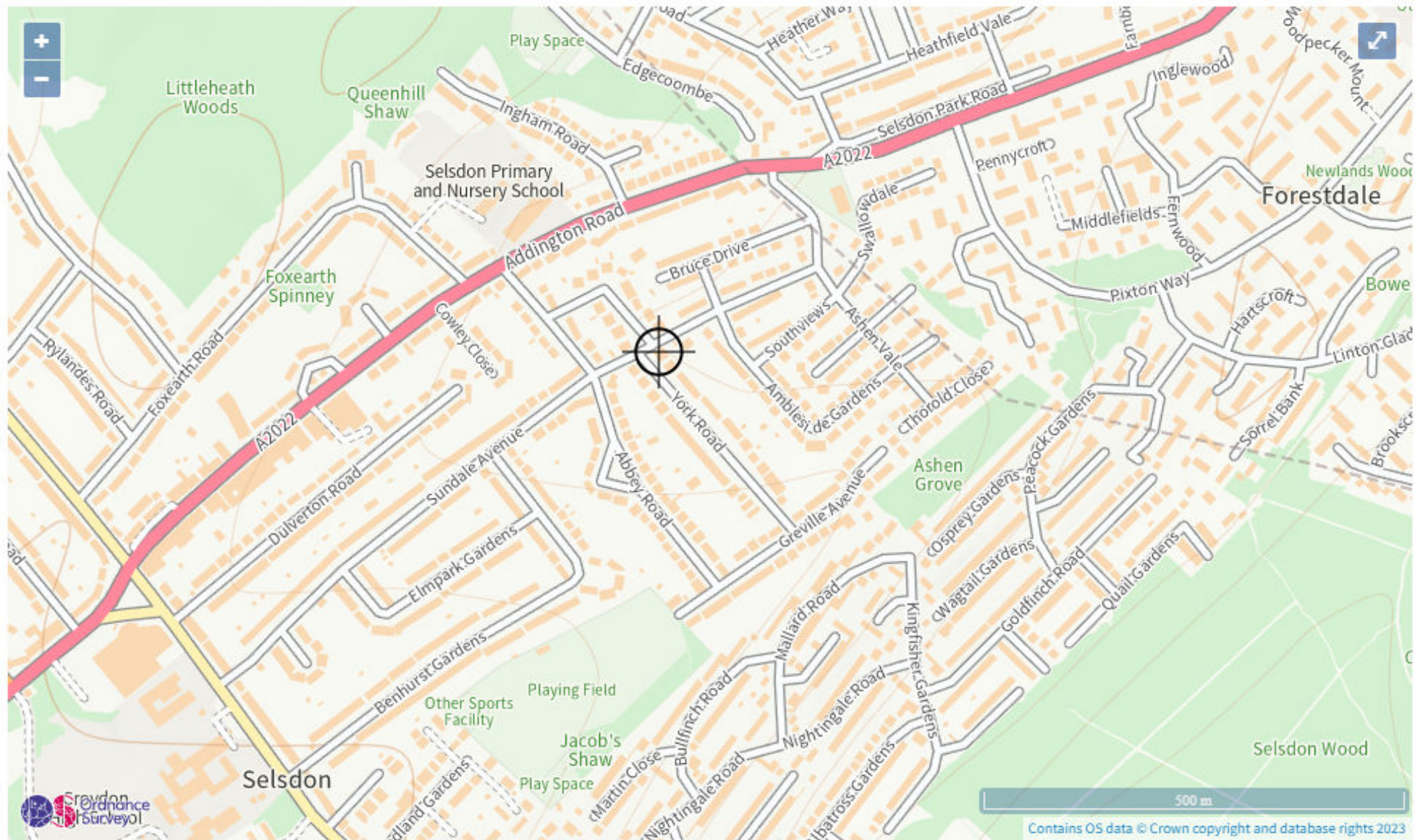Extent of flooding from rivers or the sea

● High   ● Medium   ● Low   ● Very low   ⊕ Location you selected

Flood risk

Extent of flooding ▾

Location

Enter a place or postcode

Maximum extent of flooding from reservoirs:

🔵 when river levels are normal   🔴 when there is also flooding from rivers   ⊕ Location you selected