

FLOOD RISK

Crouchmead Corner, Grinstead Lane, Little Hallingbury, Essex.

Online flood risk maps identify no risk of river flooding. However, all of the buildings and frontages on this side of the A1060 show there is some risk from surface water events. Nonetheless, this was not indicated as an obstacle to development previously. The applicant is not aware of any instances of the property, or its neighbours, being flooded by way of surface water.

The current dwelling and detached garage were constructed in 2006. This was a replacement of an existing dwelling, approximately 25 metres north of The Little Hallingbury Brook, and situated within a flood zone defined by the Environment Agency as a "Flood Zone 3".

Previous planning application was (Ref:0324/05/FUL), included a Flood Risk Assessment prepared by Environmental Protection Strategies Ltd, The recommendation was only with regard to damp course levels & sewer connection.

The new application seeks permission for a new carport, which the damp course will be at the same level as the existing dwelling & to convert the existing garage into a habitable space. The current floor level of the garage is to match the existing floor level of the house, it is therefore assumed there will be no detrimental effect by the conversion.

There isn't any additional foul water drains proposed. The surface water from the proposed garage will connect into the existing surface water drain.