

Plansdesigned

by

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356 Harlington Road, Hillingdon - job no. 3795.

PLANNING STATEMENT REGARDING FLOODING.

The reason for this statement is that in the previous Planning Refusal [Ref. 53900 / APP / 2020 / 816] Report, it states "The rear part of the application site falls within a Critical Drainage Area."

The Proposed Development will not exacerbate the flood risk and will be resilient to climate change. It is our intention to improve the management of surface water, and thereby aiding the rear of this site.

This project is a small scale development which will contribute to reducing flood risk by replacing some existing hard surfacing with permeable paving. Furthermore,

- This minor development's rainwater down-pipes will be connected to new soakaways and or other methods of control and not the sewer.
- It is envisaged that the existing paving in the front garden will be replaced with some additional planting.

Some calculations [to be read in conjunction with my revised plans] :

Description : "Part two storey, part single store rear extension, part two storey, part single storey side extension and side dormer window".

Total Site Area : $43.6\text{m} \times 10.5\text{m} = 457.8 \text{ m}^2$.

Existing situation -

- a. Total area of building footprint including Garage & outbuilding : $79.37\text{m}^2 + \text{WC } 3.1\text{m}^2 = 82.47\text{m}^2$.
- b. Total area of hardstanding pavement / patio : Front Garden almost all paved : $13.9\text{m} \times 10.47\text{m width} = 145.5\text{m}^2$; $0.7\text{m wide} \times 13.9\text{m Front Bed} = 9.73\text{m}^2$, = 135.77m^2 . Side concrete path = 10.14m^2 . Rear Patio (4m deep + side 9m deep) = 54.13m^2 . Garden path $1\text{m} \times 17.8 = 17.8\text{m}^2$.
- c. Total area of soft cover / grass : Total Rear Garden = $21.8 \text{ depth} \times \text{average } 11.51 = 250.92\text{m}^2$. Grass = 178.99m^2 . total incl. Front Bed = 188.72m^2 .

Proposed situation -

a. Total area of building footprint including Garage & outbuilding : 105.70m². An increase of 28%.

b. Total area of hardstanding pavement / patio : Total Front paving = 135.77m² will be reduced by introducing additional planting to the 9.73m² bed. Side concrete and garden paths will remain. Rear Patio of 54.13m² will be removed.

Total area of soft cover / grass : Side & garden paths to remain, but Rear Patio will reduce by 12.26m².

New Rear Extension Area = 9.248m wide x 3m depth [less the bay 1.41m²] = 26.33m².

According to the owner`s Property Search there have never been any flooding issues or any past flooding incidents at the site (i.e. from river, surface water or underground water).

We have requested from gov.uk the flooding history for this property.

The new sustainable drainage requirements will be in accordance with :

<https://archive.hillingdon.gov.uk/article/12578/Sustainable-drainage-requirements-for-planning-applications>

With particular attention to the requirements for front gardens the [Royal Horticultural Society](#) - booklet 'Gardening Matters - Front gardens' and Hillingdon Council`s leaflet on [paving front gardens \[206KB\]](#).