

FRA

Supporting a householder planning application for a rear extension at 32 OUTRAM RD, LONDON N22 7AF

July 2026

- This FRA is produced in support of a householder planning application for demolition of existing rear extension, and construction of a new rear extension to the above property at ground floor.
- The site is a small site i.e. less than 0.25 hectares.
- The property is a terraced dwelling and the topography is relatively flat.
- The site is entirely located in the Environment Agency's Flood Zone 1 (low risk of flooding from rivers and the sea).
- The site is located in a critical drainage area.
- The new rear extension is mostly in the footprint of the existing rear extension. The area of the new rear extension will only be 4.4m² larger than existing one. However, The additional area will be on existing hard-standing, therefore it will not pose any additional potential risk of flooding to the property and the surrounding area.
- Rain water will be discharged as existing using new rainwater goods.
- Floor levels will remain same as existing.
- Surface water drainage will be diverted away from the building towards the rear garden.
- Proposal will comply with Part H of the Building Regulations.
- The proposals do not materially alter the current regimes or increase an area of hard standing. The present water table will be unaffected.
- Details of surface water and foul drainage disposal could be conditioned along with a drainage plan/strategy.