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FLOOD RISK ASSESSMENT

Site: 117 Crowland Road, London N15 6UR

Prior Approval Application – Larger Home Extension (GPDO Class A.1(g))

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1. Introduction

This Flood Risk Assessment accompanies a Prior Approval application for a Larger Home Extension under Class A.1(g) of the GPDO. Flood risk is not a statutory Prior Approval matter; however, this assessment is provided to confirm that the proposal can be safely constructed and occupied.

1.1 Purpose of this Assessment

This Flood Risk Assessment (FRA) accompanies a Prior Approval application for a Larger Home Extension under Class A.1(g) of the GPDO. Although flood risk is not a statutory Prior Approval consideration, this assessment is provided to confirm that the proposed extension can be safely constructed and occupied throughout its lifetime and that it will not increase flood risk elsewhere within the surrounding area.

The FRA adopts a proportionate but comprehensive approach, reflecting both the modest scale of the proposal and the need to demonstrate that the extension does not alter flood storage, surface water pathways or the overall flood risk profile of the site.

1.2 Scope of Assessment

The FRA considers all relevant sources of flood risk, including fluvial flooding, tidal flooding, surface water flooding, groundwater emergence, sewer surcharge, and residual risks associated with extreme weather events. The assessment also considers the implications of climate change and the ability of future occupants to access and egress the property safely in the unlikely event of a flood-related emergency.

As the proposal involves a single-storey rear extension to an existing dwelling, with no basement works, no changes to ground levels and no alterations to the front access, the FRA focuses on the suitability of the existing building and plot for continued residential use and the impact of the extension on local drainage and flood risk conditions.

1.3 Description of the Proposal

The proposal comprises an extension of existing rear ground floor extension to a total depth of 6m to the existing three-storey dwelling. The extension will enlarge the kitchen/living/dining area and improve the functionality of the ground-floor accommodation. No changes are proposed to the front elevation, the building's relationship with Crowland Road, or the established access arrangements. The extension will be constructed within the existing rear garden and will not alter the building's footprint in a manner that affects flood storage or surface water pathways.

2. Site Context

2.1 Site Location

117 Crowland Road is located within a long-established residential neighbourhood in South Tottenham, within the London Borough of Haringey. The surrounding area is characterised by traditional terraced housing arranged along a consistent street pattern. Crowland Road itself is a gently sloping street with ground levels typically ranging between approximately 8.6m and 12.3m AOD, as indicated on the Environment Agency flood map.

The property sits within a fully urbanised environment where drainage infrastructure, building patterns and surface water pathways have been established for many decades. The site benefits from direct access to Crowland Road, providing a safe, unobstructed route for both daily movement and emergency egress.

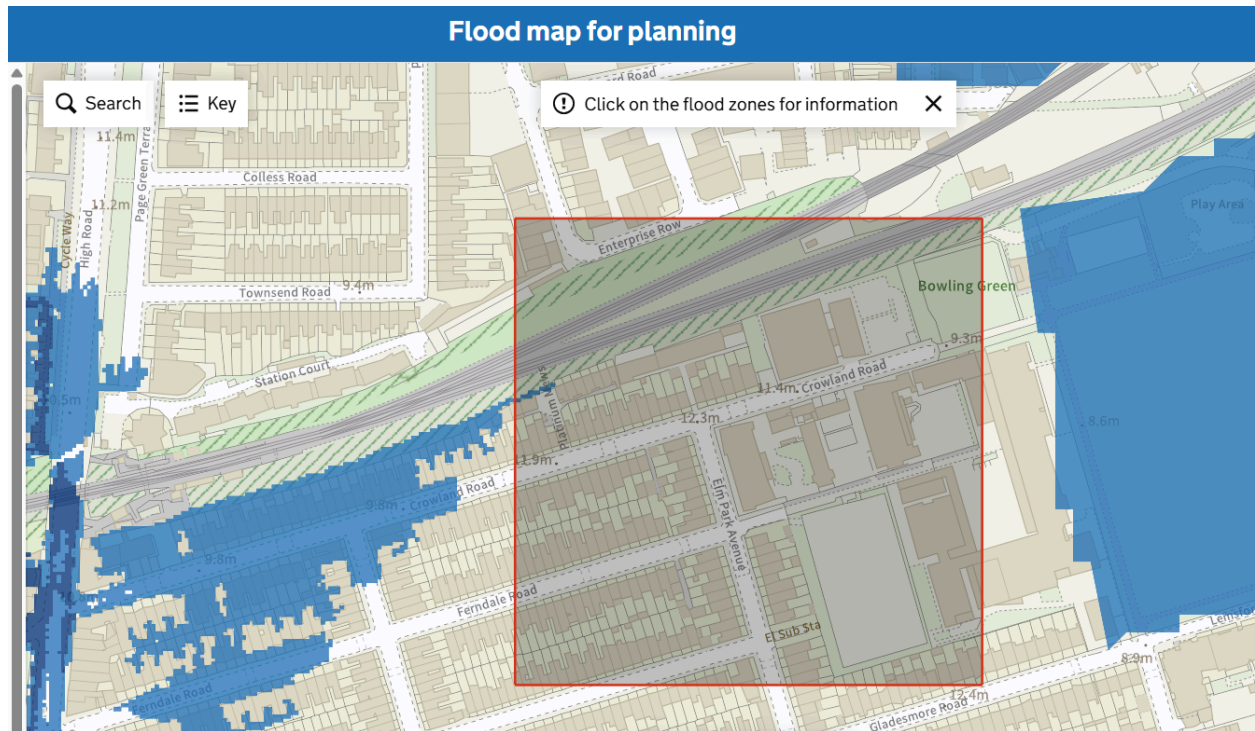
2.2 Existing Development

The existing building is a three-storey residential dwelling with a rear garden. The ground floor currently contains living accommodation, and the proposal seeks to extend this space to create a larger, more functional kitchen/living/dining area. A ground floor rear extension is already present on site (approved under reference HGY/2012/0508); the net increase in building footprint and surface water runoff is limited solely to the incremental depth added to achieve the overall 6m depth.

2.3 Existing Flood Zone Classification

The application site is situated entirely within Flood Zone 1 (low probability of fluvial, tidal, and surface water flooding). In accordance with the National Planning Policy Framework (NPPF)(August 2026) and national flood risk guidance, the development represents a minor householder extension in Flood Zone 1, where the sequential test is satisfied and the proposal does not increase surface water runoff or third-party flood risk.

The flood map also shows that nearby streets contain isolated pockets of higher surface water risk, but the application site itself lies outside these areas. The red boundary on the flood map clearly demonstrates that the property is situated within a zone of very low flood probability, and the surrounding topography does not indicate any localised depressions or flow routes that would increase risk.



3. Planning Policy Context

3.1 National Planning Policy Framework

The National Planning Policy Framework (August 2026) confirms that permitted development rights apply in Flood Zone 1 without requiring sequential or exception testing. The proposal is a minor domestic extension within Flood Zone 1 and does not increase flood risk elsewhere. The FRA is provided voluntarily to support the Prior Approval submission.

3.2 Vulnerability Classification

Residential extensions fall within the “More Vulnerable” category. More Vulnerable uses are acceptable in Flood Zone 1 without an Exception Test. The proposal does not involve basement or ground-level sleeping accommodation that would increase vulnerability.

3.3 Sequential Approach

The proposal concerns a domestic extension on an established residential street. As the development does not involve new building on undeveloped land, the Sequential Test is inherently satisfied. There is no requirement to consider alternative sites.

4. Assessment of Flood Risk

4.1 Flooding from Rivers and the Sea

The site is located within Flood Zone 1 and is therefore at low risk of flooding from rivers or the sea. No flood defences are required, and the proposal does not increase the footprint of development in a manner that would affect fluvial flood risk. The extension will not increase flood risk elsewhere.

4.2 Surface Water Flood Risk

Environment Agency surface water mapping indicates that Crowland Road and the surrounding area are predominantly within very low surface water flood risk zones. The flood map shows isolated pockets of higher risk along nearby streets, but the application site itself lies outside these areas.

The existing dwelling and garden have been in place for many decades. A ground floor rear extension is already present on site (approved under reference HGY/2012/0508), the net increase in building footprint and surface water runoff is limited solely to the incremental depth added to achieve the overall 6m depth. Surface water runoff will remain unchanged.

4.3 Groundwater and Sewer Flooding

There is no evidence of groundwater flooding in this location. The site is served by established public sewers, and the proposal does not involve basement works or alterations to drainage connections. The risk of sewer surcharge affecting the property is low.

5. Climate Change Assessment

5.1 Future Flood Risk

Climate change may increase rainfall intensity over time; however, the site's Flood Zone 1 classification indicates that it is not expected to be significantly affected by future fluvial flooding. The proposal does not involve sleeping accommodation at basement level or any vulnerable uses.

5.2 Implications for the Development

The extension will be constructed at ground-floor level and will maintain direct access to Crowland Road. In the unlikely event of extreme rainfall or surface water accumulation, occupants will be able to leave the building quickly and safely.

6. Residual Risk Assessment

6.1 Flood Defence Failure

As the site is not protected by formal flood defences and lies within Flood Zone 1, residual risk associated with defence breach or overtopping is negligible.

6.2 Emergency Procedures

Occupants will have access to standard flood warning services where available. The building benefits from direct access to the public highway, allowing safe and rapid evacuation if required.

7. Safe Access and Egress

7.1 Access Arrangements

The property has direct access to Crowland Road. This provides safe access and egress at all times, including during extreme weather events.

7.2 Occupant Safety

The development accommodates a single household. The low occupancy level ensures that emergency procedures remain simple and manageable.

8. Flood Risk Impacts

8.1 Impact on Flood Storage

The proposal does not alter the building footprint in a manner that affects flood storage capacity. A ground floor rear extension is already present on site (approved under reference HGY/2012/0508), the net increase in building footprint and surface water runoff is limited solely to the incremental depth added to achieve the overall 6m depth.

8.2 Impact on Surface Water Runoff

No changes are proposed to hardstanding or drainage arrangements beyond the extension footprint. Surface water runoff will remain unchanged.

8.3 Impact on Third Parties

The development will not increase flood risk to neighbouring properties or public areas. It represents a small-scale domestic extension within a low-risk area.

9. Conclusion

The site lies within Flood Zone 1 and is at low risk of flooding from rivers, the sea or surface water. The proposal does not involve any physical development that could increase flood risk elsewhere. The extension can be safely constructed and occupied throughout its lifetime, and the development complies with the flood-related expectations of the NPPF (August 2026) and the GPDO.

The FRA therefore confirms that no flood-related matters arise that would prevent the granting of Prior Approval.