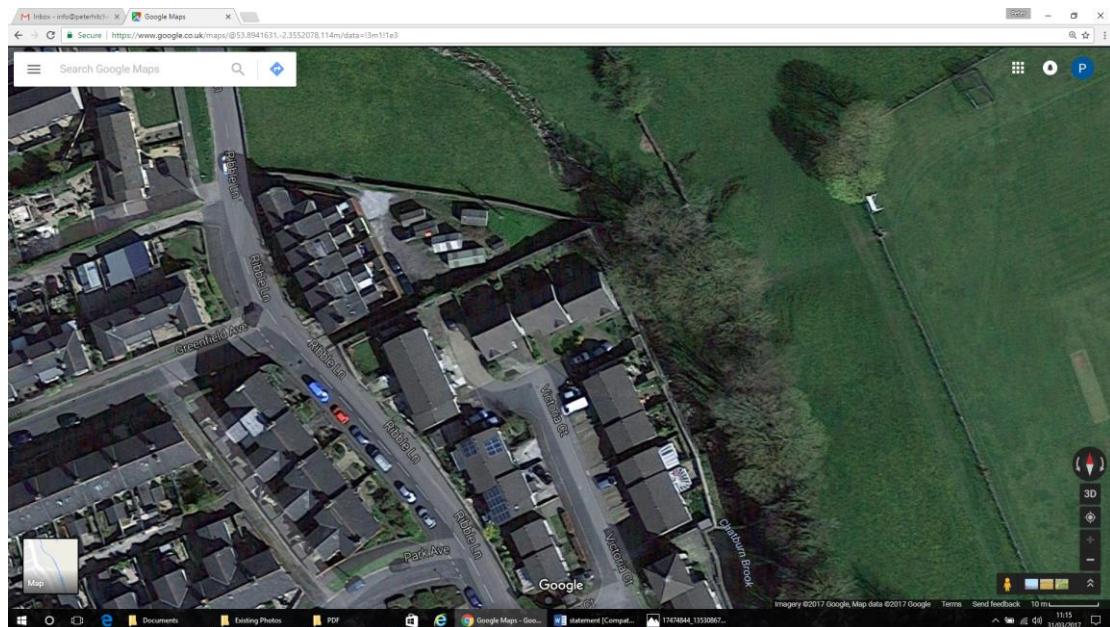


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19- 06-17

FLOOD RISK ASSESSMENT (MORE VULNERABLE , FLOOD ZONE 2 & 3) TWO STOREY EXTENSION AT 11 VICTORIA COURT , CHATBURN



The property (application site) within flood risk zone 2 & 3

General Summary in accordance with the Environment Agency standing advice sheet first published on 1st April 2012.

Site address

11 Victoria Court
Chatburn
Lancashire
BB7 4BF

Description

Proposed two storey extension at the rear of the existing detached dwelling

Assessment of flood risk

The property lies within the flood zone 2 & 3 area in the centre of Chatburn.

It is important to highlight the application site is within a well established residential area which was developed within the curtilage of a former mill.

The boundary walls to the site are of natural stone which separate the garden from the field and brook below by a height of approximately 4m.

The flood risk is extremely low as this does not directly affect the application site due to this height difference.

Flood Resistance and resilience

This is not applicable for this application due to the Small floor area and the fact that it replaces a small area of patio

Surface water management

Water run off is similar to the existing situation.

Access and evacuation

At ground floor there is an external rear door and at first floor there are openable windows to all habitable rooms for an evacuation

Floor level

The first floor level is to match the existing

This assessment has been written to support the Householder planning application recently submitted to Ribble Valley Borough Council.