

**Our Reference : D2910-L-FRA-01**  
**Your Reference :**

**18 October 2018**

320180042F

**Mr Brian Cookson**  
**15 Bridge End**  
**Whalley Road**  
**Billington**  
**BB7 9NU**

Dear Brian,

**Proposed Single Storey Rear Extension - Flood Risk Assessment.**

**Introduction**

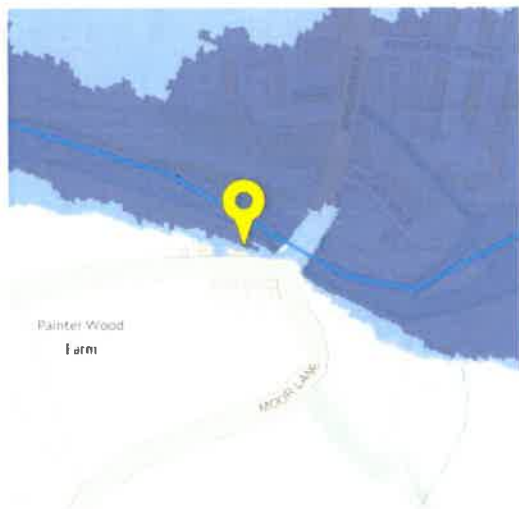
PSA Design Ltd has been commissioned by Mr Brian Cookson to prepare a Flood Risk Assessment in support of an application for a single storey rear extension at 15 Bridge End, Whalley Road, Billington, BB7 9NU.



The site is located at national grid reference 373250E 43590N.

The site location is highlighted on the map adjacent.

The Old Bank House  
6 Berry Lane  
Longridge  
Preston PR3 3JA  
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Reference to the EA online mapping (extract included adjacent) shows the site is located within Flood Zones 1, 2 and 3, which is directly associated with the River Calder.

The site lies outside an area at risk of flooding from Surface Water but shown to be at risk of flooding from Reservoirs.

The Environment Agency describes the area as being at High to Medium risk of flooding.

### Proposals

The proposal is for a small extension to the rear of the property. The existing dwelling is stepped due to the nature of the topography. It has 2 floors to the front, facing Whalley Road, and 4 floors to the rear, facing the River Calder. The proposed extension is shown off the existing kitchen which is located to the rear of the property in the basement area. For the avoidance of doubt, the “basement” is on the same level as the rear garden area.

Existing and proposed plans are included for reference illustrating the above.

### Flood Risk Assessment

The site is located within Flood Zones 1, 2 and 3.

Planning Policy Guidance (PPG) has been reviewed and assessed as below.

With reference to Table 2 from PPG, a development consisting of “dwelling house” falls within the “More Vulnerable” category. Such development within Flood Zone 2 is deemed appropriate. However, within Flood Zone 3 the development must be able to satisfy the sequential and exception test.

Notwithstanding the above, given this is an extension to an existing property, PPG also states that “The Sequential Test does not need to be applied for applications for minor development”. “Minor Development” is described as:-

***householder development:*** for example sheds, garages, games room etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself.

As previously discussed, the proposals seek permission for a small extension to the rear of the property. It is therefore concluded that the Sequential test is not required.

The Exception test requires that it can be demonstrated that the development will be safe for its lifetime. For minor developments such as this it is generally accepted that this policy will be met by ensuring that Finished Floor Levels (FFLs) are set (as a minimum) at the same as the existing property. In particularly vulnerable locations it may be necessary to incorporate flood proofing measures in to the build, however, given the scale and nature of the development these are not considered necessary.

FFLs will therefore be set at or above the existing associated FFL.

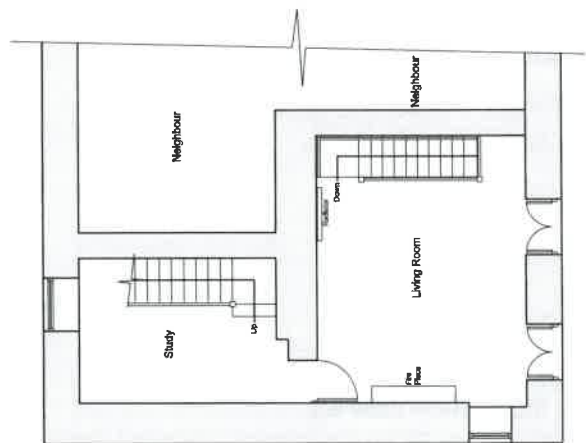
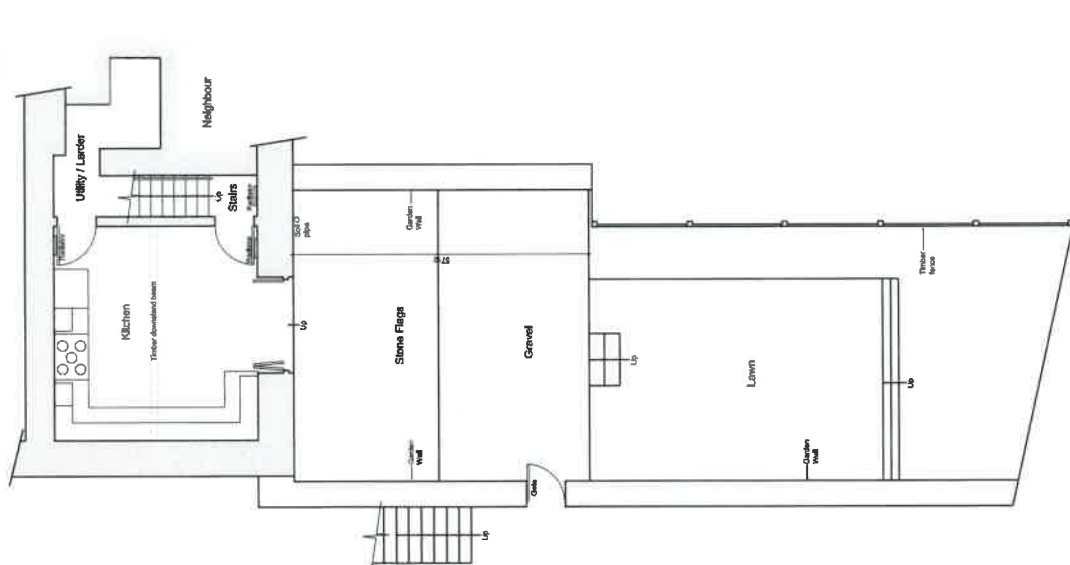
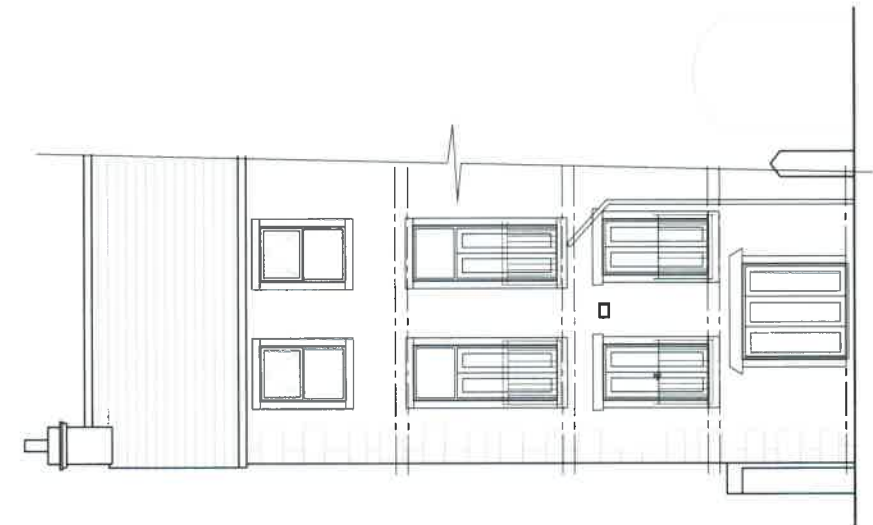
The extension measures just 18m<sup>2</sup> in area and it's therefore safe to say that any impacts on flood associated with its construction will be negligible. Flood risk to the property itself will remain constant and in no way be exacerbated by the proposals. It is also noted that the extension is simply to extend the existing kitchen to provide a garden room.

**It is therefore concluded, that in relation to Flood Risk, there appears to be no reason the site cannot be safely developed and meet the requirements of PPG.**

Yours sincerely,



**Graham Sanderson**  
Director, PSA Design Ltd.



Mr and Mrs Cookson

Proposed Single Storey Rear Extension  
15 Bridge End  
Ballington  
Calthorpe  
BB7 9NU

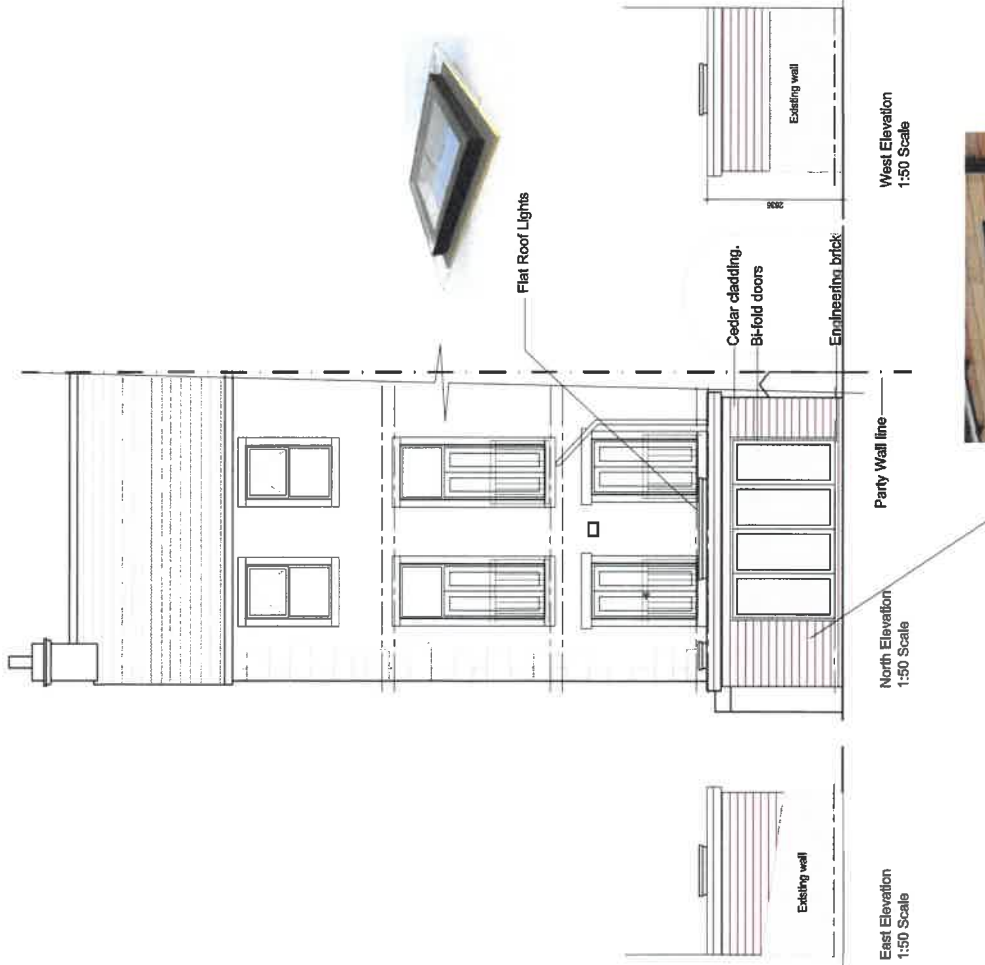
Existing Floor Plans and Rear Elevation

|           |          |              |
|-----------|----------|--------------|
| Scale     | Time     | Owner        |
| 1:50 @ A1 | Jan 2018 | Craig Hamson |

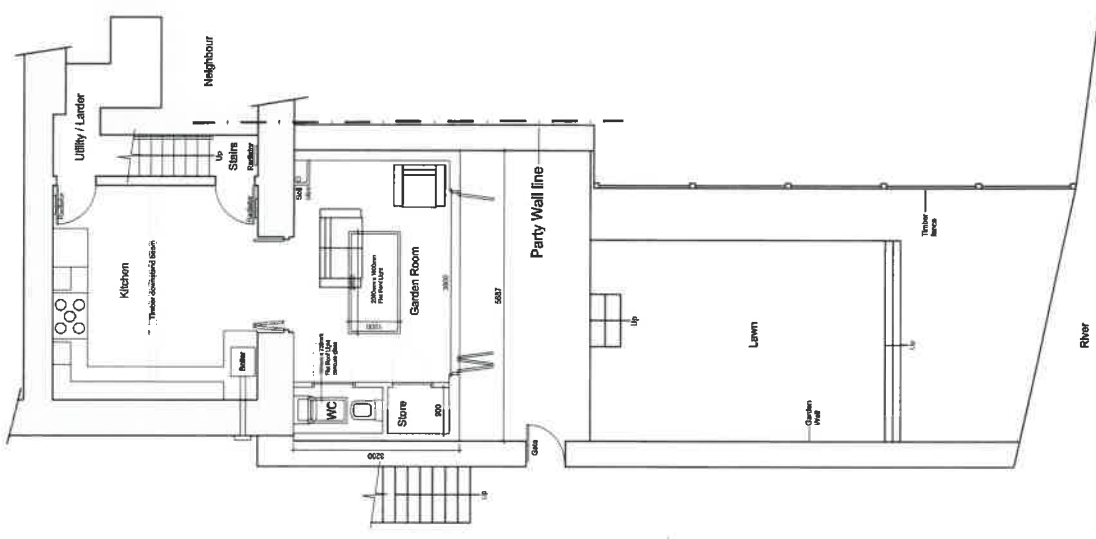
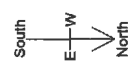
**sp** **SUNDERLAND PEACOCK ARCHITECT**  
SUNDERLAND PEACOCK & ASSOCIATES LTD.  
1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 3A5  
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5527 - 001

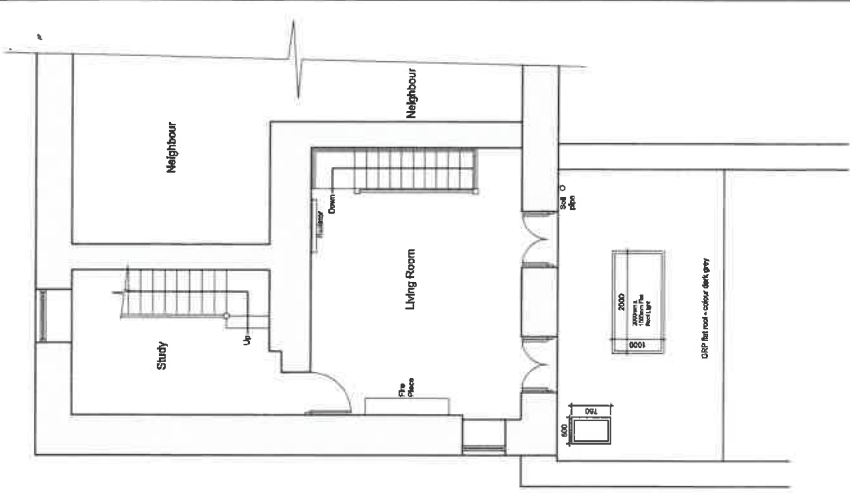
Notwithstanding to the effect of the above, the Architect shall not be responsible for the design of any structure or part of a structure which is shown on the drawings to be constructed by a third party, or for the design of any structure or part of a structure which is shown on the drawings to be constructed by a third party, or for the design of any structure or part of a structure which is shown on the drawings to be constructed by a third party.



Cedar Cladding to Extension Walls, with Grey Bi-fold doors



Basement Floor Plan / Site Plan  
1:50 Scale



Extension Roof Plan  
1:50 Scale

Client  
Mr and Mrs Cookson

Arch Title  
Proposed Single Storey Rear Extension  
Barnby End  
Bilborough  
Nottingham  
NG7 9NU

Drawn by  
C. Harrison

Scale  
1:50 A1

Date  
Jun 2018

Project  
Proposed Floor Plans and Elevations

**sp**

**SIMONLAND PEARCE ARCHITECTS**

STUDIO 10, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, 179A, 180A, 181A, 182A, 183A, 184A, 185A, 186A, 187A, 188A, 189A, 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