

10 Bridge Road, Chatburn, Lancs, BB7 4AW

FLOOD RISK ASSESSMENT

for

Planning Application for Change of Use of premises from residential (Class C3) to independently accessed, part commercial Class E (Dog grooming – ground floor) and part residential retained Class C3 (first floor)

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Introduction, site and setting

This Flood Risk Assessment is intended to accompany the planning application for Change of Use of No10 Bridge Road, Chatburn from its present use as a single dwellinghouse to use as a dog grooming parlour (Use Class E) on the ground floor and, independently accessed, residential flat (retained Use Class C3) on the first.

The application premises are located within the centre of Chatburn village and are contained within an existing terrace of small properties which front directly onto Bridge Road - which serves as a local distributor (the majority of through traffic being directed along the A 59 Chatburn bypass). Chatburn is a sustainable settlement with a mix of local shops and services (as well as dwellings) grouped in the village centre, including the Brown Cow public house & car park, located immediately across the road from the terrace containing No 10.

The terrace itself is already a mix of residential and businesses serving the local community, with two Class E (professional services) premises at its northern end and a hot food takeaway at the southern end (ie, immediately adjoining No 10). Other business uses in the immediate vicinity include a further public house, an ice cream parlour, a butcher's and a general store/post office - with the village church and primary school located a further short distance away.

Pedestrian access to the application premises is currently gained from the front door adjoining the Bridge Road pavement and also from a separate access at the rear onto a private shared courtyard/footpath - that then connecting with the tarmaced access which serves two cottages (numbers 7 and 8a), linking with Bridge Road itself.

No 10 is stone built with a slate roof. Both entrances are raised above existing external ground level by some 450mm – 500mm, access being gained by three steps. This has successfully protected occupants from any perceived flood risk in the past.

The application premises are located approximately 10 m away from the highway bridge crossing Heys Brook - the brook itself flowing in a deep, (stone-wall) retained channel, under Bridge Road before falling over the weir approximately 17 m to the north of the bridge parapet. Bridge Road is fairly level in front of number 10 before rising towards the junction with Clough Bank, to the north-east.



No 10 (second from right) with raised front entrance



Heys Brook in deep channel (as seen from the Bridge)



The application proposal

The applicants are licensees of the adjacent Brown Cow public house, at the rear of which (and contained within the overall public house curtilage) is a small, single roomed ancillary building which for the last four years has been utilised by their daughter as a dog grooming business serving primarily the local community in Chatburn and its immediate surroundings. The business is now successfully established but requires extra space to provide further improvements, namely:-

- more spacious grooming area
- a separate area in which to accommodate any waiting pet
- a more suitable electrically operated rising bath for washing
- a drying cabinet
- a staff toilet

Customers do not wait with their pets. Drop-off or collection is generally on foot, given the local nature of the business but, if by car, this can either be through on-street parking (as happens with the other businesses in the centre) or parking space during the day would be available (for customers) on The Brown Cow car park immediately across the road.

The pet grooming salon would utilise the existing front door to the premises, whilst the rear door would provide dedicated residential access to the first floor flat. The first floor flat would also be provided with an escape window, over the pavement at the front of the premises. The premises would be reconfigured and improved, internally on this basis. No external alterations (other than general maintenance and the small sign for the grooming salon) will be required.

Being internal works, planning permission is not required for the fitting out of the dog grooming salon nor for the improvement of the first floor accommodation to provide a single bedroom flat. Planning permission is only required for the (change of use) creation of an independent planning unit at ground floor level. Neither works requiring planning permission nor change of use are intended for the rear (shared) yard area which will continue to provide access and ancillary residential space for the properties which it serves.

Flood Risk

The attached extract from the Environment Agency Flood Risk map indicates that the application premises are located on the very edge of Flood Zone 3 associated with potential flooding from Heys Brook, although the courtyard adjacent to the rear door and the adjacent lane appear to be in Flood Zone 1.

NPPF requires applicants and local authorities to consider any flood risk implications resulting from intended development - both in terms of adverse impact upon future users or residents and also any impact from their development upon adjacent land or communities. Annex 3 to NPPF and also the associated Technical Guidance clarify the vulnerability classification of individual uses and advise (TG Table 3) where development would be considered appropriate and where it would normally not be permitted.

The Framework categorises residential development as “More Vulnerable” - that being the classification for the existing residential use of No 10. However, buildings used for shops, professional and other services are classified as “Less Vulnerable”.

Table 3 attached to the Technical Guidance indicates that less vulnerable development within Flood Zone 3a and Flood Zone 2 is ‘appropriate’. That would support the application intentions but a relevant consideration is the benefit of replacing a more vulnerable use with a less vulnerable one. The planning application therefore reflects development betterment, especially as it confirms that all sleeping will be at first floor level.

The application therefore raises no flood risk concerns since its intention (to beneficially change the use of the ground floor of the premises) is supported by national policy. The intention to retain the first floor as a one-bedroom flat, with no material alterations to the building exterior, involves only internal alteration and retains an existing lawful use - so has no material impact upon flood risk considerations. However, the proposal does benefit future occupiers through the provision of an escape window at first floor level - a feature which does not exist at present.

As a further aid it is intended that the applicants / business owners prepare a Business Flood Plan to act on in the event of a future flood event at the site during operational hours and also to provide flood guidance notes for any future occupant of the first floor flat.