

Peter Hitchen Architects

Peter Hitchen Architects Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
30 October 2023

**PROPOSED SINGLE STOREY EXTENSION
AT
THE SHIELINGS
CLITHEROE ROAD
WEST BRADFORD**

Flood Risk Assessment.

- 1.1 This assessment has been prepared for the above application to construct a new single storey extension on the footprint of the existing utility and conservatory area at the side of the house.
- 1.2 The application site is a semi detached house approximately 70 years old.
- 1.3 The property is located within Flood Risk Zone 2.
- 1.4 The NPPF requires FRAs to be submitted for an application located within Flood Zones 2, However there is no requirement to subject the proposal to a sequential or exception test.
- 1.5 Back inlet gullies will be installed at the external junction walls, where indicated on the attached drawing, which will provide the necessary rainwater discharge into the existing drainage system. In order to meet the 'thermal value' the existing internal floor level will be further insulated and will match the existing property level which is raised above the ground with a fall away from the house, therefore the risk to flooding is not increased by the proposed development.
- 1.6 The development is a 'less vulnerable' development therefore it is not considered There will be any risk of damage during a flood event that requires mitigation
- 1.7 The surface water as stated above will discharge within the existing drainage system, again this will be complied and to the satisfaction of Building Control.