

5 The Dene, Hurst Green, Clitheroe, Lancashire BB7 9QF

Full planning application for the erection of a two-storey rear extension, decking area and driveway and retrospective clearance of vegetation.

FLOOD RISK ASSESSMENT
February 2024



REPORT CONTROL

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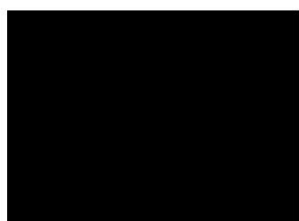
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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Reilly Developments Ltd ('The Applicant') to progress a full application for the erection of a two-storey extension, decking area and driveway and the retrospective clearance of vegetation ('The Proposal') at 5 The Dene, Hurst Green, Clitheroe, Lancashire, BB7 9QF ('The Application Site'). The planning application is made to Ribble Valley Borough Council ('The Local Planning Authority').
- 1.2. This statement seeks to address potential flood risk issues given that the site is located within Flood Zone 3 and therefore has a high probability of flooding. It is pertinent to mention that the proposed development is for the extension of an existing property as well as the construction of a [REDACTED] and driveway. Consequently, a sequential test would not be required [REDACTED]



/2 SCOPE OF THE ASSESSMENT

- 2.1 The application site is located within Flood Risk Zones 2 and 3, as identified on the Environment Agency's flood mapping. The flood risk arises from Dean Brook, which is located adjacent the site. Most of the properties along The Dene also fall within the flood risk area. Flood Zone 3 is land assessed as having between a 1 in 100 and 1 in 30 annual probability of river flooding (1% – 3.3%) in any year and therefore is deemed to have a high probability of flooding. An extract from the Environment Agency's Flood Zone Map for Planning is detailed below in Figure 1.

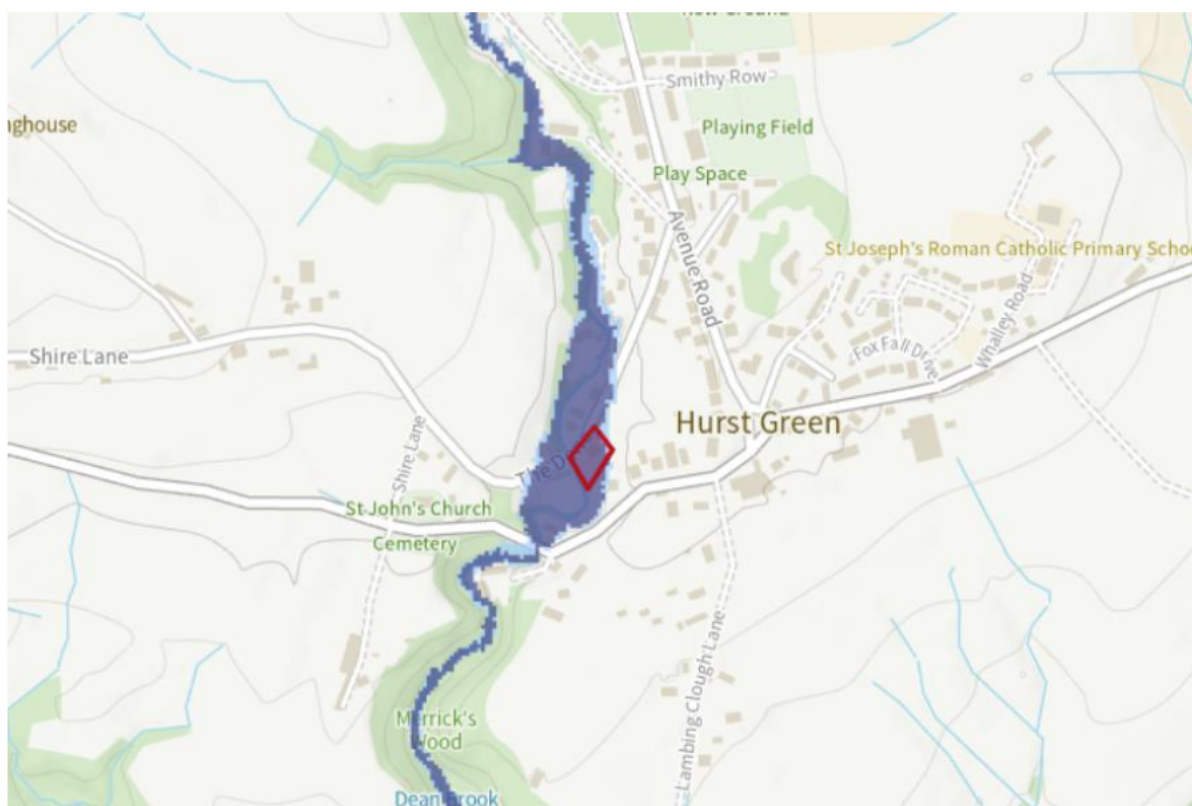


Figure 1: Extract from the Environment Agency's Flood Risk Map for Planning

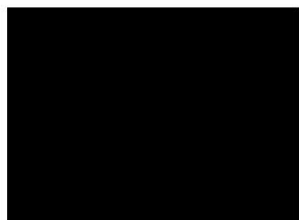


/3 FLOOD RISK ASSESSMENT

- 3.1. The current application is for the erection of a two-storey rear extension, decking area and driveway and retrospective clearance of vegetation. It is affected by the risk of flooding from Dean Brook, like many other dwellings in the surrounding area. As the site is located within Flood Risk Zones 2 and 3, according to the Environment Agency Flood Zone Map, it is considered to have a high probability of river or sea flooding.
- 3.2. The Planning Practice Guidance (PPG) sets out that the sequential test does not need to be applied for when the application seeks to erect an extension (some exceptions). As such it is considered that a flood risk sequential test is not required as part of this planning application.
- 3.3. The PPG (Paragraph 20825) states that minor developments are unlikely to raise significant flood risk unless they would adversely effect on a watercourse, or they would impede access to flood defence and management facilities, or where the cumulative impact of such development would have a significant effect on local flood storage capacity.
- 3.4. The proposed extension, alongside the proposed decking and drive would be classed as a minor development as per the PPG. As detailed in paragraph 51 ID: 7-051-20220825 of the PPG, minor development should still meet the requirements to provide a site-specific flood risk assessment however a shorter, simpler assessment is likely to be sufficient.
- 3.5. As the current application involves a two-storey extension, it will increase the footprint of the existing dwelling. However, the site where the extension will be located is currently occupied by a conservatory. As such, it is not expected to exacerbate flooding in the area as there is already built development in this location.
- 3.6. Additionally, the decking area will not exacerbate flooding as rainwater can flow underneath and into the ground. The hard standing under the decking area will be made with porous concrete which will allow better drainage and reduce the risk of flooding therefore the change from grassland to decking is unlikely to result in any noticeable impacts on flood risk.



- 3.7. The new driveway will comprise of a hardstanding which will reflect materials used in the vicinity of the site. Given the small area of additional hardstanding proposed, flooding will not be impacted by the proposed development.
- 3.8. In summary, although the site is covered by areas of Flood Risk Zone 2 and 3, it is not envisioned that the development will exacerbate any potential flooding risks at the site, or within the wider area with the built form located to areas of lower risks.
- 3.9. In light of the above, there is no technical reason why planning permission ought not to be granted.





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