

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
3 September 2024

**PROPOSED TWO STOREY EXTENSION AND ALTERATIONS  
AT  
1 THE SPINNEY, WEST BRADFORD, LANCASHIRE, BB7 4QE**

**Flood Risk Assessment to support the Householder planning application.**

- 1.1 This assessment has been prepared for the above application to construct a two storey rear extension to the existing detached dwelling
- 1.2 The application site is a 4 bedroom detached dwelling within its own residential curtilage. The house has a detached garage at the rear. The house is within a group of other similar properties. The area for the extension is currently covered by a fully paved area.
- 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 to the extended area which will provide the necessary rainwater discharge into the existing drainage system within the plot. The internal floor level will match the existing property level at 150mm above the external ground level following the removal of the paved area, 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.
- 1.8 This statement is supported by the flood risk analysis extracted from the applicant’s homebuyers report.