



BUILDING ELEMENTS LTD

Town Planning and Architecture



M: [Redacted]

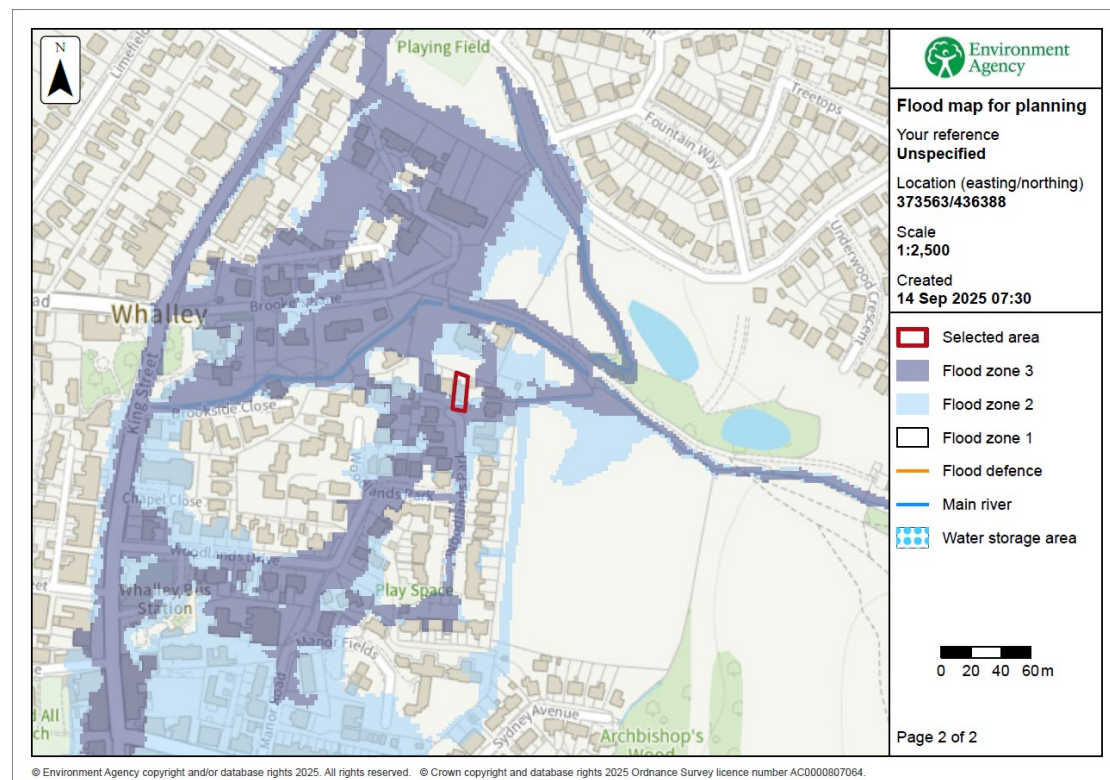
Date: 3rd Sept 2025

Flood Risk Assessment

Property: 26 Woodlands Park, Whalley, Clitheroe, BB7 9UG

1. Site Location

The property is located within Flood Risk Zone 3 as defined by the Environment Agency flood mapping. The site is therefore recognised as being at a higher probability of flooding.





BUILDING ELEMENTS LTD

Town Planning and Architecture



M: [REDACTED]

2. Proposed Development

The proposed works consist of a first-floor extension above the existing garage.

- No alterations are proposed to the ground floor of the property.
- No increase in ground coverage or impermeable surfacing is planned.
- No changes will be made to existing ground levels, drainage, or flood pathways.
- The roof area will remain the same, therefore no additional roof drainage will be created.

3. Flood Risk Considerations

- The extension is located entirely above the existing garage at first-floor level.
- As the works are above ground, the development will not:
 - Increase surface water run-off.
 - Increase roof drainage requirements.
 - Increase flood risk to the property itself.
 - Increase flood risk to neighbouring properties.

4. Mitigation & Conclusion

Given that the development is solely at first-floor level, retains the same roof area, and does not affect the ground floor or site drainage, the proposed works will create no additional risk of flooding to the property or surrounding area. The residual risk of flooding to the property remains as currently defined within Flood Zone 3, with no increase arising from this extension.