

# FLOOD RISK ASSESSMENT

FOR THE PROPOSED ERECTION OF A SIDE EXTENSION AND  
INTERNAL REMODELLING AT:

4 ABBEYCROFT,  
THE SANDS,  
WHALLEY  
BB7 9TN

Job No. 6835

Version: 1.1



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## 1.0 INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared in support of a full planning application for the construction of a two-storey side extension at 4 Abbeycroft, The Sands, Whalley, Lancashire. The site is located at the end of an established mews-style residential development. The proposed works involve extending the existing dwelling to the side over garden and hardstanding areas already within the domestic curtilage. While the internal arrangement of the property will be reconfigured as part of the project, the extension has been carefully designed to maintain the existing finished ground floor level throughout. This ensures there will be no increase in flood risk vulnerability or change to the site's surface water response characteristics. The proposal respects the existing roofline and eaves levels, preserving the building's overall scale and visual character within its context.

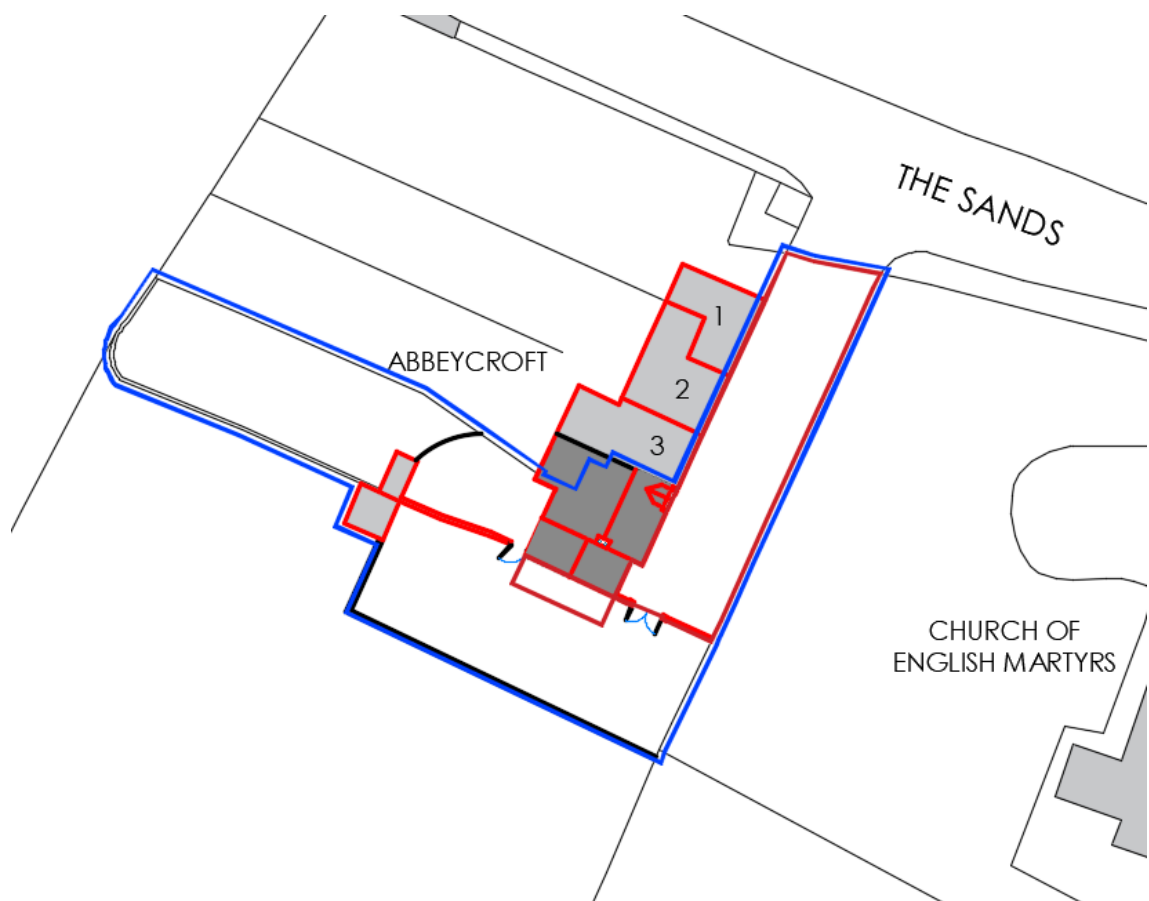


Figure 1 - Location Plan showing the location of 4 Abbeycroft, The Sands, Whalley, (not to scale).

## **2.0 SITE DESCRIPTION**

Abbeycroft is formed from a row of four terraced properties which are orientated perpendicular to the road and which face south east towards the grounds of English Martyrs Roman Catholic Church, built in 1926 in a mock timber frame style., with the sites divided by a stone-built wall and a line of mature trees. 4 Abbeycroft is accessed from the shared driveway leading southwards from 'The Sands' and passes through a gated access into the gravel parking area to the south of 4 Abbeycroft. A stone-built wall divides the gravel parking area from the main rear garden which is narrow and stretches north westwards from the rear of the building. Two outbuildings, one of brick and one of stone construction straddle either side of the stone garden wall.

## **3.0 PROPOSED DEVELOPMENT**

The proposed development consists of a two-storey side extension, which will integrate seamlessly with the existing dwelling. The extension will be constructed at the same finished floor level as the existing ground floor, ensuring continuity and avoiding any potential step or gradient changes that could affect drainage or water displacement.

## **4.0 FLOOD RISK SUMMARY**

The flood zone maps are used as a consultation tool by planners to highlight areas where a more detailed investigation of flood risk is required. Consequently, given the location of the site within Flood Zone 3, the highest probability classification, the potential risk of flooding from this source has been examined in more detail as part of this Flood Risk Assessment (FRA).

The application site is located within Flood Zone 3, as defined by the Environment Agency, indicating a higher probability of flooding. However, the proposed two-storey side extension does not result in a change to the site's vulnerability classification, as it forms part of an existing single residential unit and does not introduce an additional dwelling.

The extension will be constructed on the same finished floor level as the existing dwelling, ensuring continuity in threshold levels and avoiding any change to the current flood risk condition. There are no proposed alterations to ground levels or the site's topography, thereby maintaining existing surface water flow paths and preserving the natural drainage characteristics of the plot.

**Key**

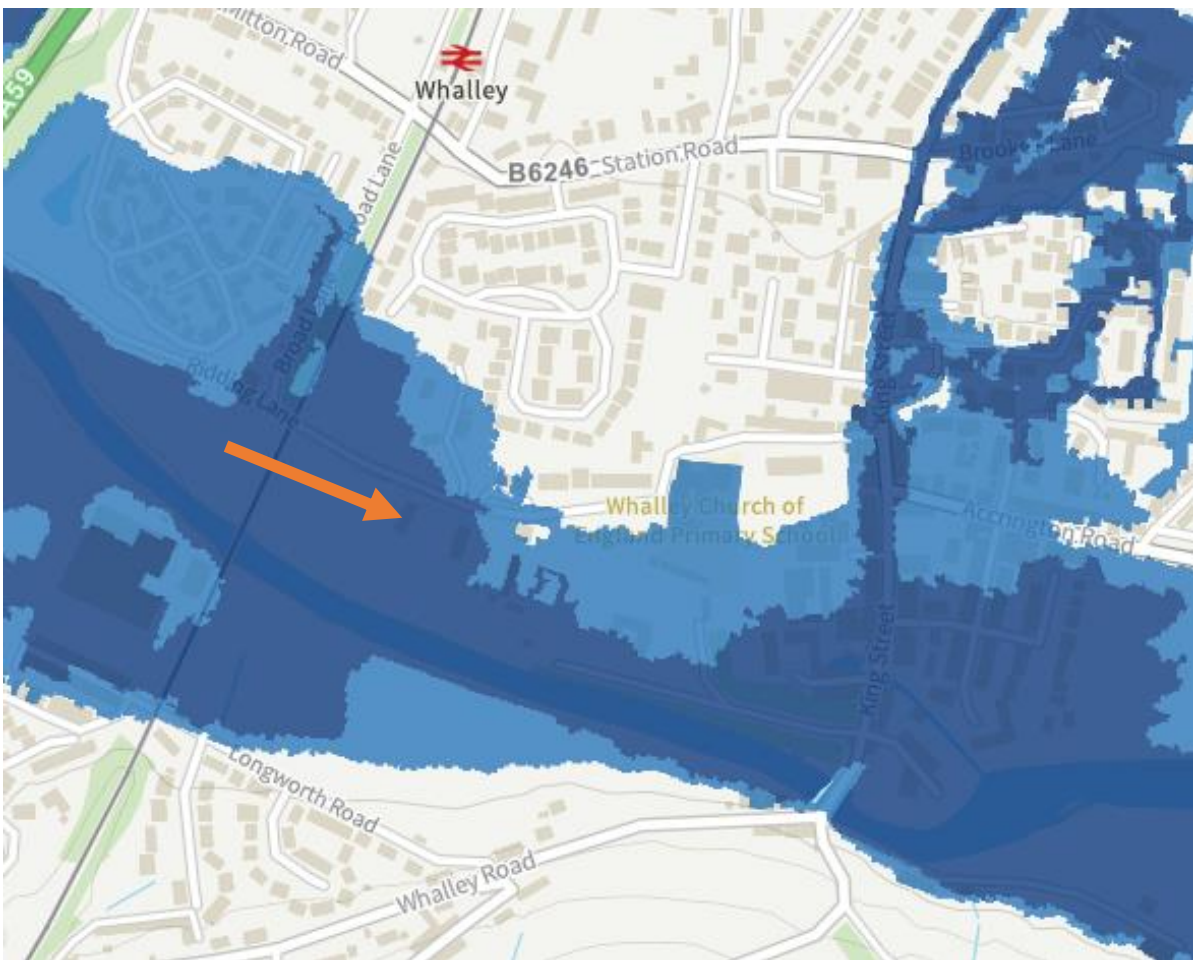


Figure 2 - Flood zone map showing the location of the proposed site.

In terms of flood risk management, the development is considered neutral, with no worsening of the existing situation either on-site or in relation to neighbouring properties. No obstruction to flood routes or increase in impermeable surfaces beyond the current condition is proposed. As such, the scheme is in accordance with the principles set out in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance, which seek to ensure that flood risk is not increased elsewhere as a result of development.

**Flooding from the Sea** – The site is located a significant distance inland and is elevated well above predicted extreme tide levels. Consequently, the risk of flooding from this source is considered to be negligible and therefore, the impacts of flooding from the sea are not considered further in this appraisal.

**Flooding from Land (overland flow and surface water runoff)** – Overland flooding typically occurs in natural valley bottoms as normally dry areas become covered in flowing water and in low spots where water may pond. This flooding mechanism can occur almost anywhere but is likely to be of particular concern in any topographical low spot, or where the pathway for runoff is restricted by terrain or man-made obstructions.

**Flooding from Ordinary or Man-made Watercourses** – Natural watercourses that have not been examined and man-made drainage systems such as irrigation drains, sewers or ditches could potentially cause flooding.

**Surface Water Drainage** - Surface water runoff from the extension will be managed through connection to the existing drainage system, which has been sufficient to accommodate the current dwelling without issue. The extension does not significantly increase the impermeable area, and the development will include appropriate measures to manage surface water at source where possible, including permeable surfacing and rainwater goods discharging into suitable soakaway or drainage systems as required by Building Regulations.

### Surface Water Analysis:

(Taken from: <https://check-long-term-flood-risk.service.gov.uk/risk#>)

**Surface water** [More about your surface water flood risk](#)

**Yearly chance of flooding**

Very low  Low  Medium  High

**Yearly chance of flooding between 2040 and 2060**

Very low  Low  Medium  High

**What surface water is**

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▶ [Why surface water flooding is a problem](#)

## 5.0 CONCLUSION

The proposed two-storey side extension at 4 Abbeycroft has been carefully designed to match the existing ground floor level, with no alteration to the current drainage or water management conditions. The development represents no increase in flood risk either to the property itself or to neighbouring plots. As such, the proposal is considered to be a sustainable and appropriate form of development in accordance with the principles set out in the National Planning Policy Framework (NPPF).