

# Peter Hitchen Architects

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6 January 2025

## **PROPOSED FIRST FLOOR EXTENSION WOODLANDS FARM, HOTHERSALL, LANCASHIRE**

### **Flood Risk Assessment.**

- 1.1 This assessment has been prepared for the above application to construct a first floor extension above the existing lean to the gable of the existing house at the side. The risk to flooding is not increased by the proposed development by virtue of the fact that there is no increase to the footprint of the existing house. The porch has low walls but it is not enclosed.
- 1.2 The application site is a residential plot on Hothersall Land and occupies a large area of land with a tributary for the River Ribble running to the eastern side of the property and set down in the gully
- 1.3 The site is not located within any Flood Risk Zone.
- 1.4 There is no requirement to subject the proposal to a sequential or exception test.
- 1.5 Existing rainwater discharge will remain as existing.
- 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.

# Flood risk summary

**Your selected location:** Woodlands Farm, Hothersall Lane, Hothersall, Preston, PR3 2XB

This information tells you the flood risk of the land around a building, not the building itself.

- ▶ [How we assess an area's flood risk](#)
- ▶ [Flood risk and climate change](#)

**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.

**Rivers and the sea** [More about your rivers and sea flood risk](#)

**Yearly chance of flooding**

**Very low** Low Medium High

**Yearly chance of flooding between 2036 and 2069**

**Very low** Low Medium High

**What makes rivers and sea flooding more likely**

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

