

Flood Risk Assessment – 38 Mitton Road

Proposals - The proposal is for a small domestic extension to the rear of the property no. 38 Mitton Road to form a dining room and ground floor WC.

Reference to the EA online mapping shows the site is located within Flood Zone 1.

The Environment Agency describes the area as being at Low risk of flooding.



Flood map for planning

Your reference	Location (easting/northing)	Created
38 Mitton Road, Whalley	372738/436613	24 November 2025 14:49

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

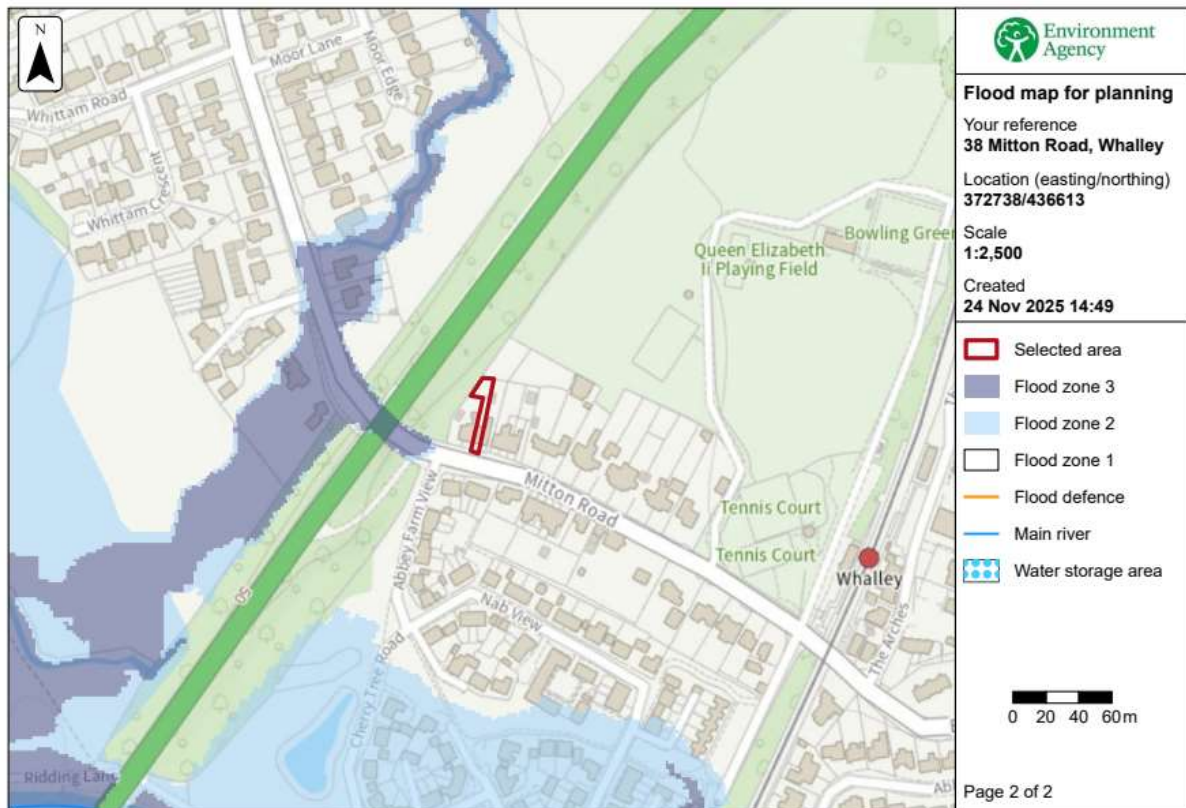
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood Zone

The site is located within Flood Zones 1. The lowest risk zone.



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Planning Policy Guidance (PPG) has been reviewed and assessed as below.

With reference to Table 2 from PPG, if a development consisting of “dwelling house” falls within the “More Vulnerable” category. Such development within Flood Zone 2 it would still be deemed appropriate. However, if within Flood Zone 3 the development must be able to satisfy the sequential and exception test.

Notwithstanding the above, given this is an extension to an existing property, PPG also states that “The Sequential Test does not need to be applied for applications for minor development”.

“Minor Development” is described as:-

householder development: for example sheds, garages, games room etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself.

The proposals seek permission for a small extension to the rear of the property. It is therefore concluded that the Sequential test is not required.

The Exception test requires that it can be demonstrated that the development will be safe for its lifetime. For minor developments such as this it is generally accepted that this policy will be met by ensuring that Finished Floor Levels (FFLs) are set (as a minimum) at the same as the existing property. In particularly vulnerable locations it may be necessary to incorporate flood proofing measures in to the build, however, given the scale and nature of the development these are not considered necessary.

Conclusion

FFLs will therefore be set at or above the existing associated FFL.

The extension measures approximately 25m² in area and it's therefore safe to say that any impacts on flood associated with its construction will be negligible. Flood risk to the property itself will remain constant and in no way be exacerbated by the proposals. It is also noted that the extension is simply to extend the existing kitchen to provide a dining area and gf WC.

It is therefore concluded, that in relation to Flood Risk, there appears to be no reason the site cannot be safely developed and meet the requirements of PPG.