



Mr & Mrs Skellern

11 Clitheroe Road, Sabden

Flood Risk Assessment

D496-R-01

Dec 2025

PSA Design Ltd
Consulting Engineers
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Document Control Sheet

11 Clitheroe Road, Sabden

Flood Risk Assessment

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Originator.....G Sanderson.....

Checker.....D Wallbank.....

Approver..... G Sanderson

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1. Introduction

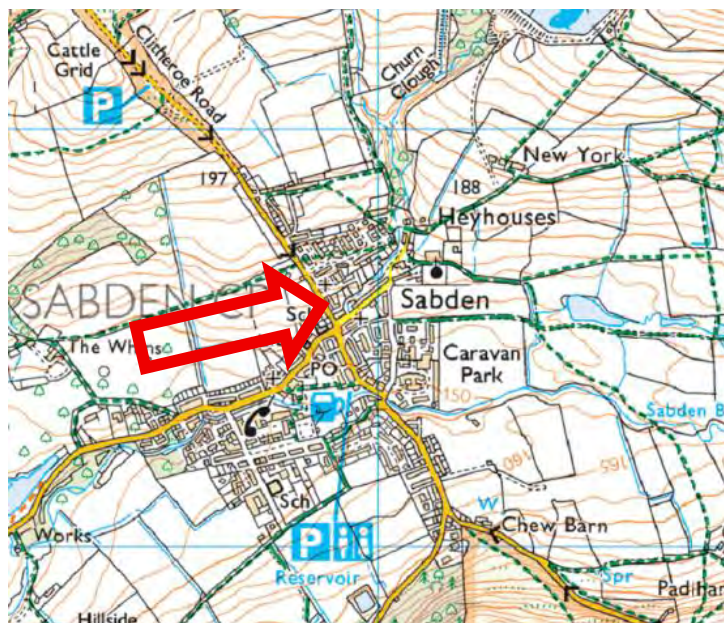
PSA Design have been commissioned by Mr & Mrs Skellern to undertake a Flood Risk Assessment (FRA) in support of a householder application for proposed extensions and alterations to their existing property off Clitheroe Road in Sabden.

Location

The site is located at:

11 Clitheroe Road,
Sabden,
BB7 9HD

The general location of the site is shown below. It can also be seen on the Architects plans, included as **Appendix A** and more locally on the flood map extract in Section 2 below.



Existing Site & Usage

The site comprises a traditional semi-detached dwelling with associated driveway, gardens and outbuildings.

2. Development Proposals

The Architects' proposed plans are included in **Appendix A**.

The proposed development comprises:

- A two-storey side extension (built over existing driveway)
- A single storey rear extension (built over existing patio/rear garden)
- Alterations to property frontage to provide a widened driveway.

3. Flood Risk

The site lies within Flood Zone 1 and thus outwith an area at risk of flooding from fluvial and coastal sources. An extract of the flood map is shown below with the property bound in red.



Surface Water (SW) Flood Risk

Reference to online surface water flood risk mapping shows the site is at risk of surface water flooding.

Extracts of the 1 in 100yr SW flood risk maps are reproduced below.



SW Flood Risk 1 in 100yr

How likely a surface water flood is

The yearly chance of surface water flooding is:

Low staying at **Low** between 2040 to 2060

What the flood risk ratings mean

High

More than 3.3% chance of a flood each year

Medium

Between 1% and 3.3% chance of a flood each year

Low

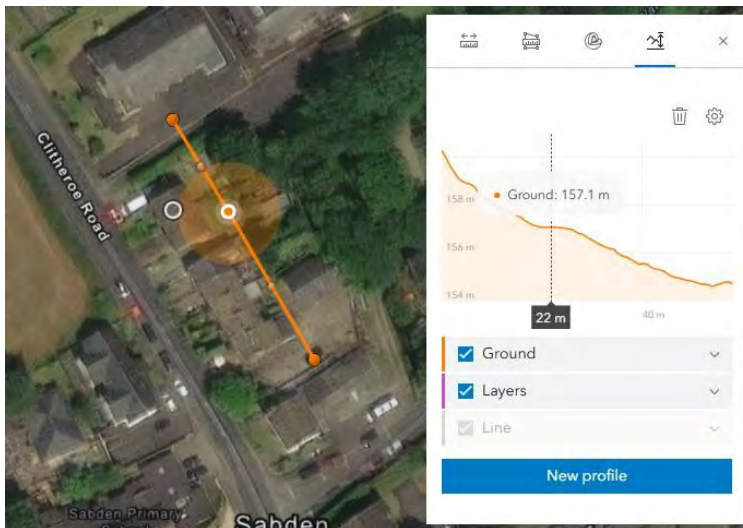
Between 0.1% and 1% chance of a flood each year

Very low

Less than 0.1% chance of a flood each year

The online surface water flood risk map indicates the chance of flooding at the site is “low”.

The maps above are produced using national-scale modelling and are based on a Digital Terrain Model (DTM). In order to make a more rational assessment of site specific surface water flood risk, it is useful to see the local topography in context. The extract below shows the local topography across the site.



It can be seen from the section above, the site is located on a steep hill, falling north to south. Levels drop from circa 160mAOD to 155mAOD over just 50m, with the existing property being at circa 157mAOD. It is therefore safe to assume that any overland surface water flood flows

would be very shallow in nature with no natural areas to facilitate ponding. This supports why the EA designates the site at low risk of surface water flood risk.

Notwithstanding the above, the proposed extension also falls within the remit of "Minor Development". Flood risk guidance defines minor development as:

- householder development: for example, sheds, garages, games rooms etc. within the curtilage of the existing dwelling, **in addition to physical extensions to the existing dwelling itself**. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling (e.g. subdivision of houses into flats) or any other development with a purpose not incidental to the enjoyment of the dwelling.

For minor developments such as this it is generally accepted that 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 into the build, however, given the scale and nature of the development these are not considered necessary.

Therefore, FFLs will be set at or above the existing dwelling FFLs.

4. Conclusion

The site is located in Flood Zone 1 and thus, in flood risk terms, is at no risk from coastal / fluvial flooding.

Surface water flood risk has been analysed and assessed on a site-specific basis. The site is shown to be at "low" risk of SW flooding.

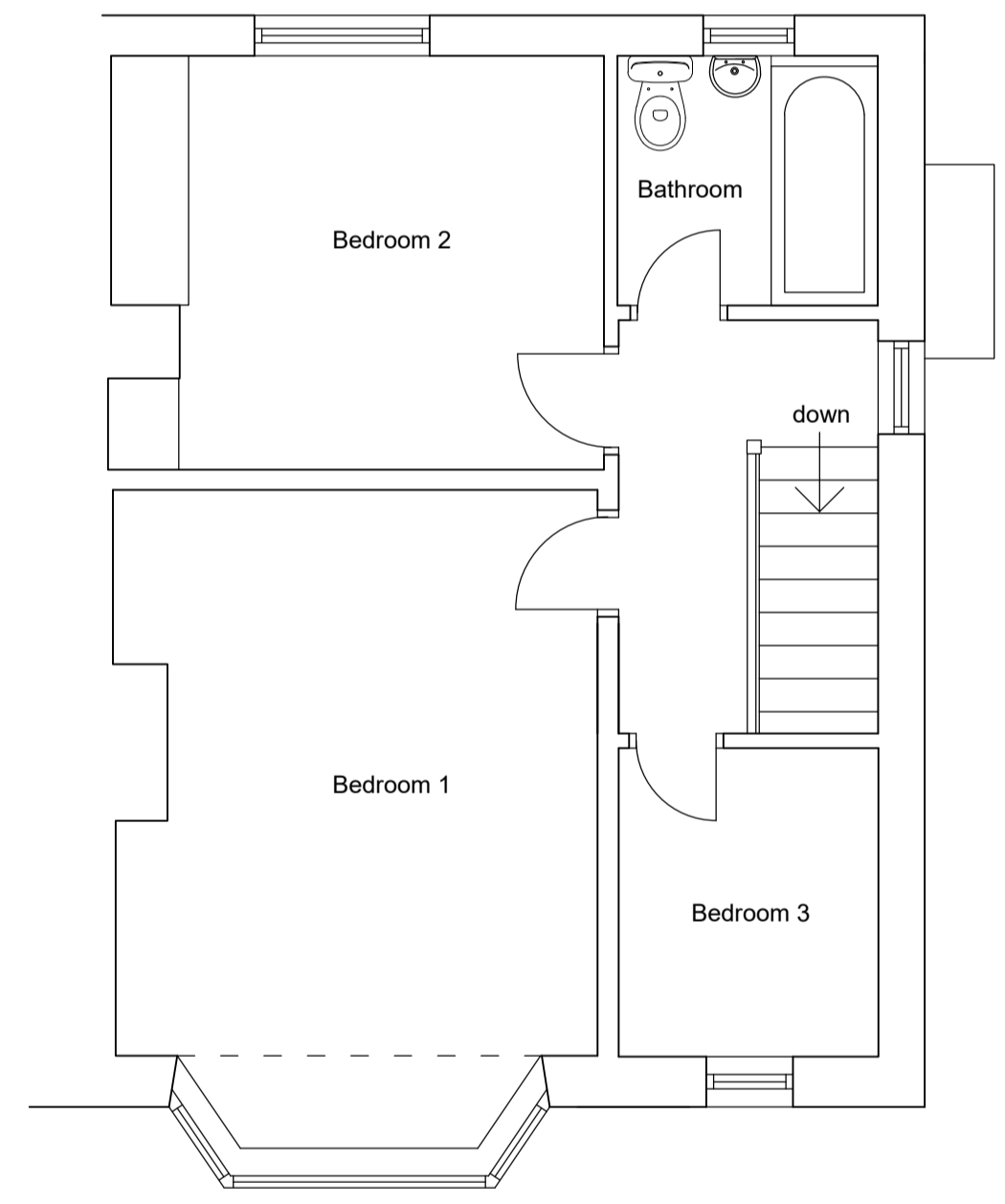
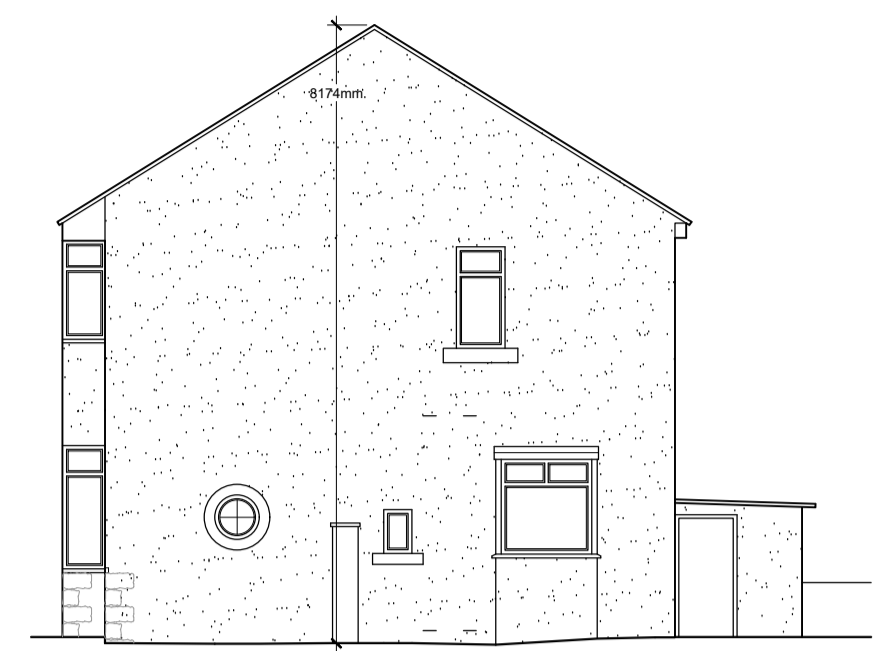
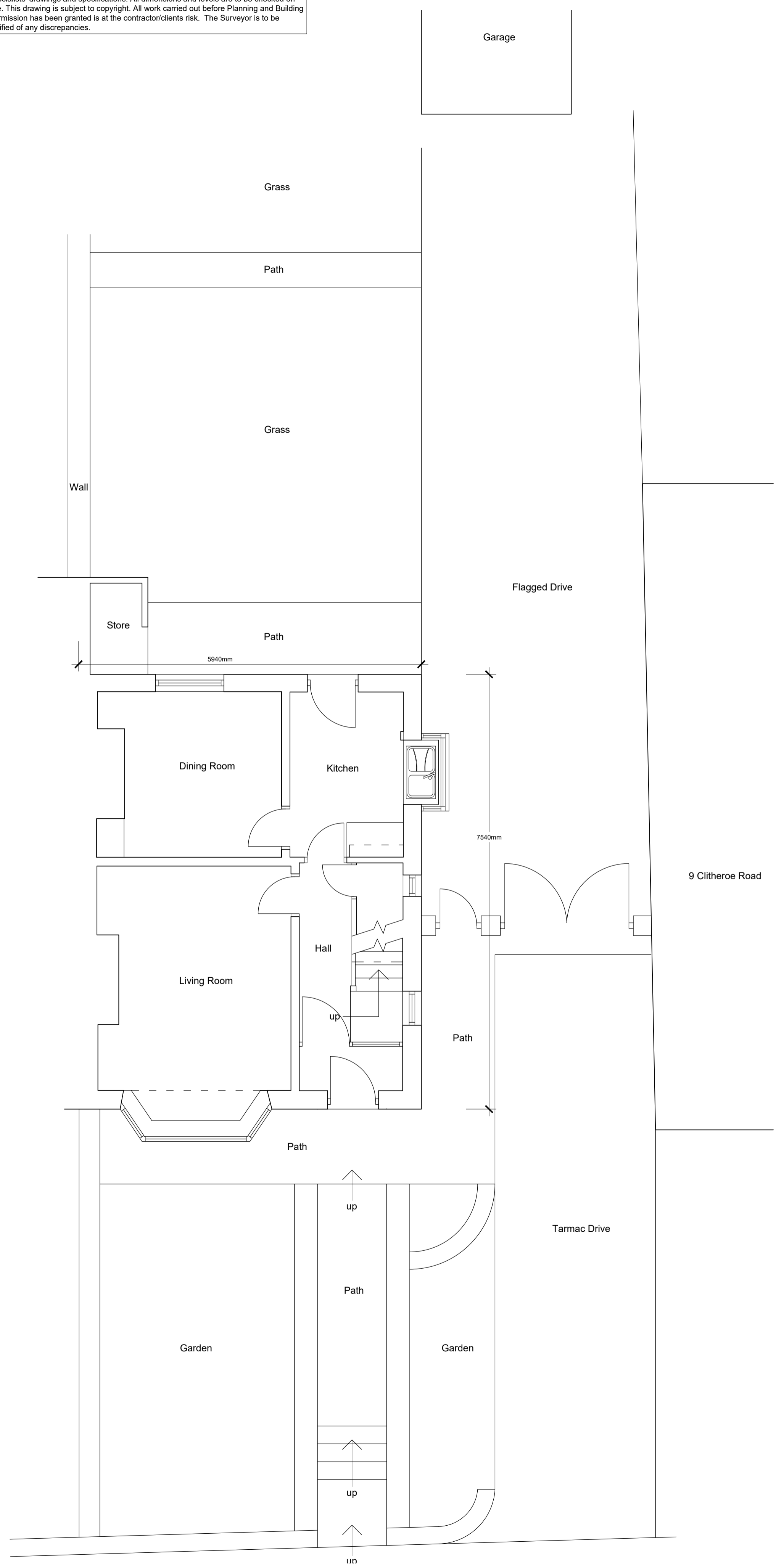
The results of this assessment indicate, that subject to proposed FFLs being set at or above the existing dwelling FFLs, there is no reason planning permission can not be granted as the proposals comply with relevant NPPF flood risk policies.

Appendix A
Architects Plans



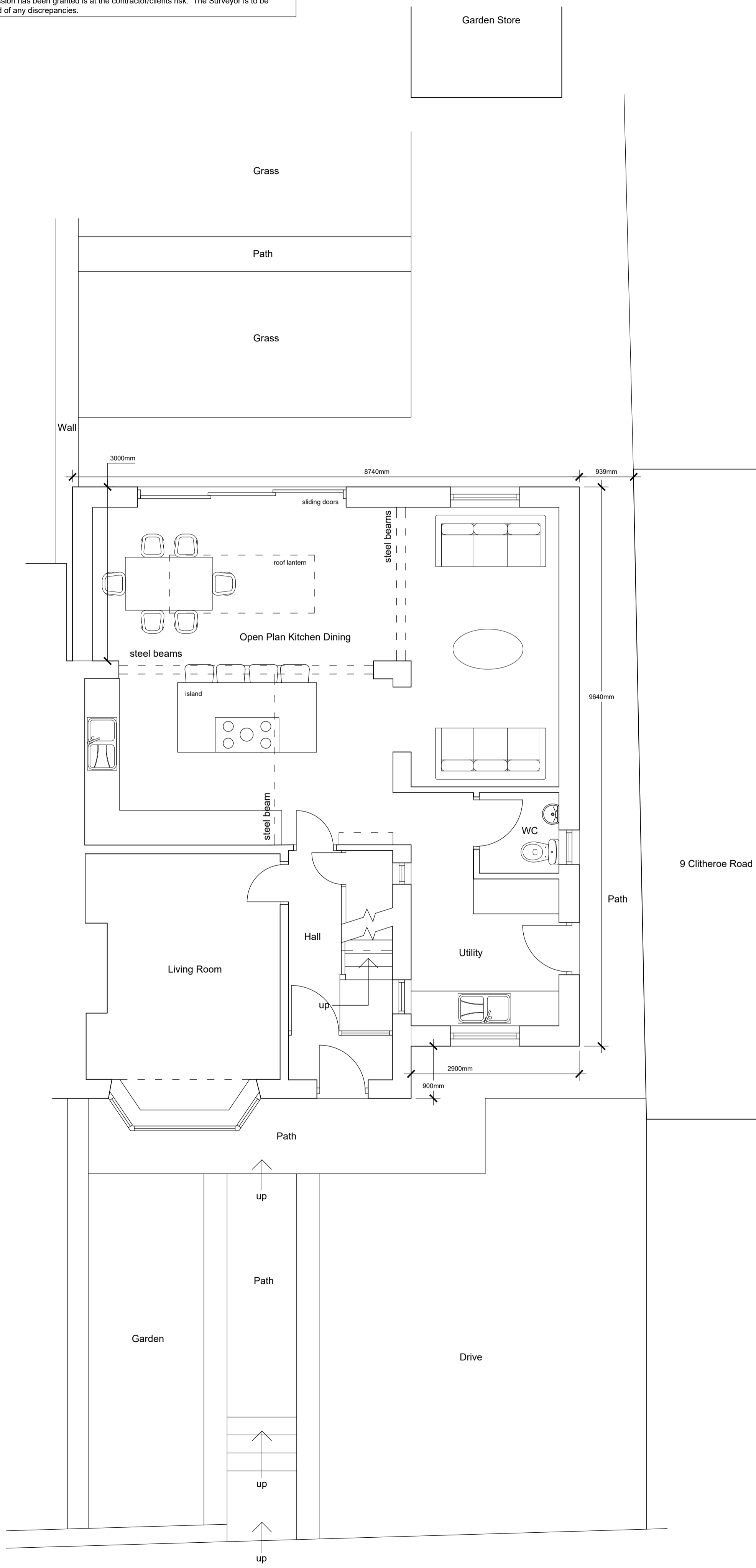
Client Mr and Mrs Skellern		
Project Proposed Works to 11 Clitheroe Road Sabden Clitheroe BB7 9HD		
Drawing Title Existing and Proposed Site Plans		
Scale 1:100 @ A2	Date Dec 2025	Drawn LFR
READ DESIGN LTD		
177 - 03		

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Client Mr and Mrs Skellern		
Project Proposed Works to 11 Clitheroe Road Sabden Clitheroe BB7 9HD		
Drawing Title Existing Plans and Elevations		
Scale 1:50/100 @ A1	Date Nov 2025	Drawn LFR
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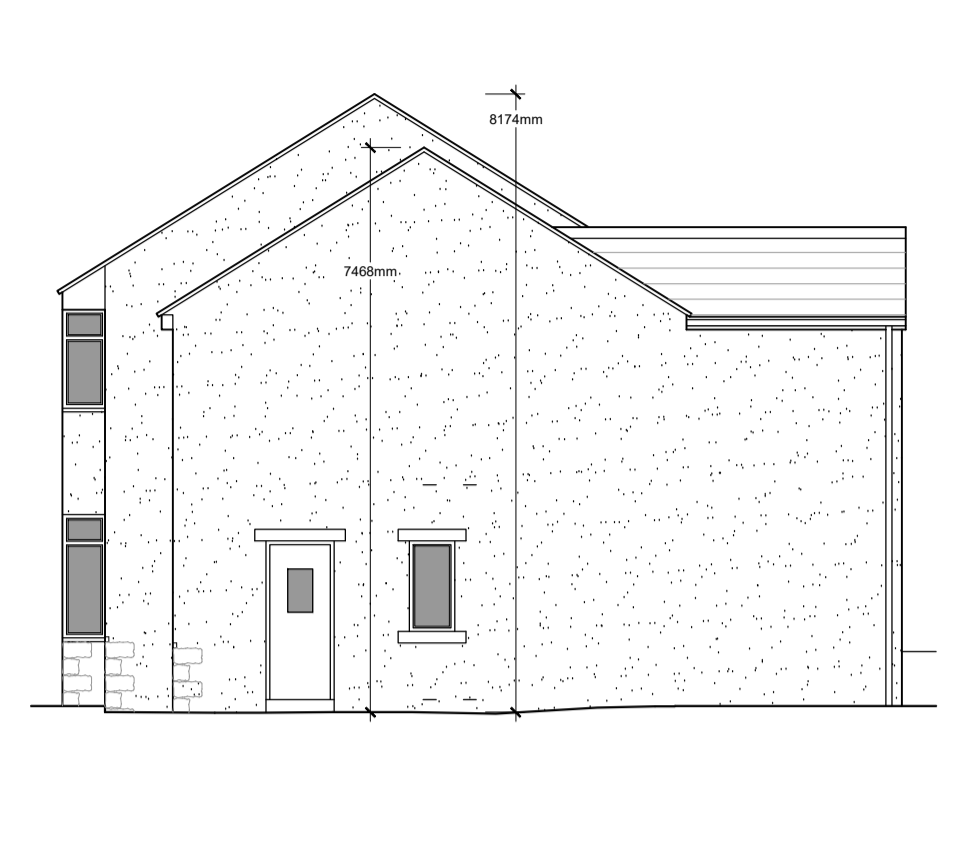
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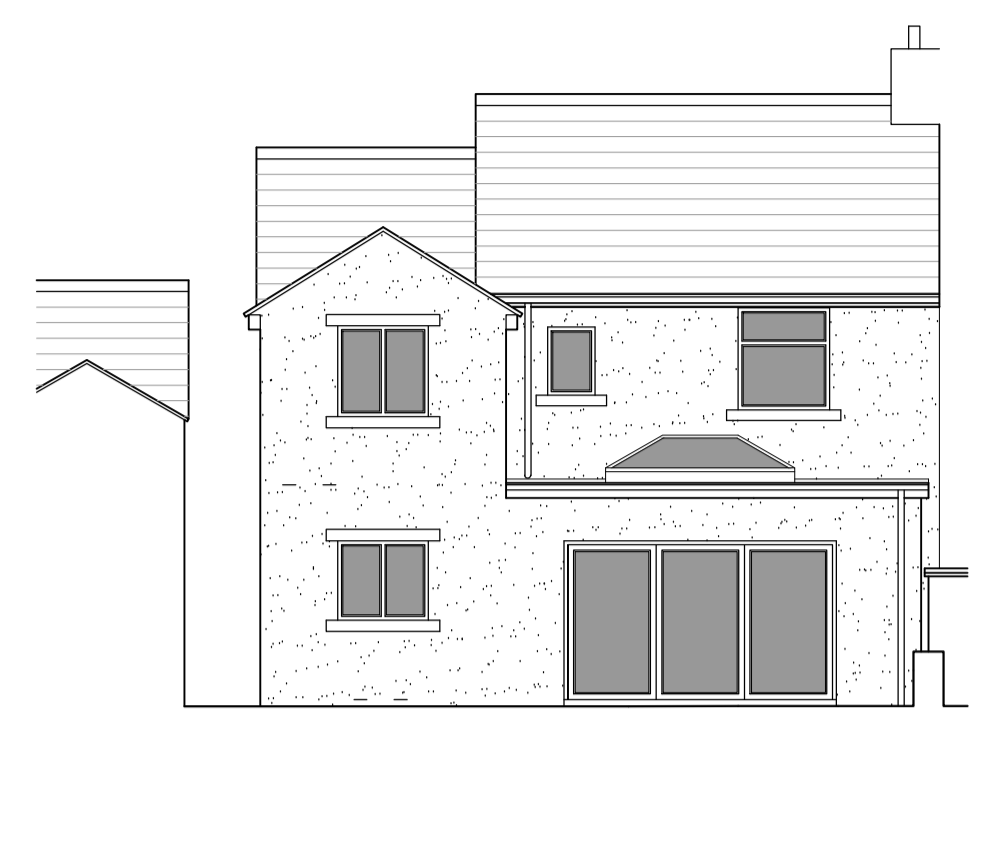
Ground Floor Plan 1:50



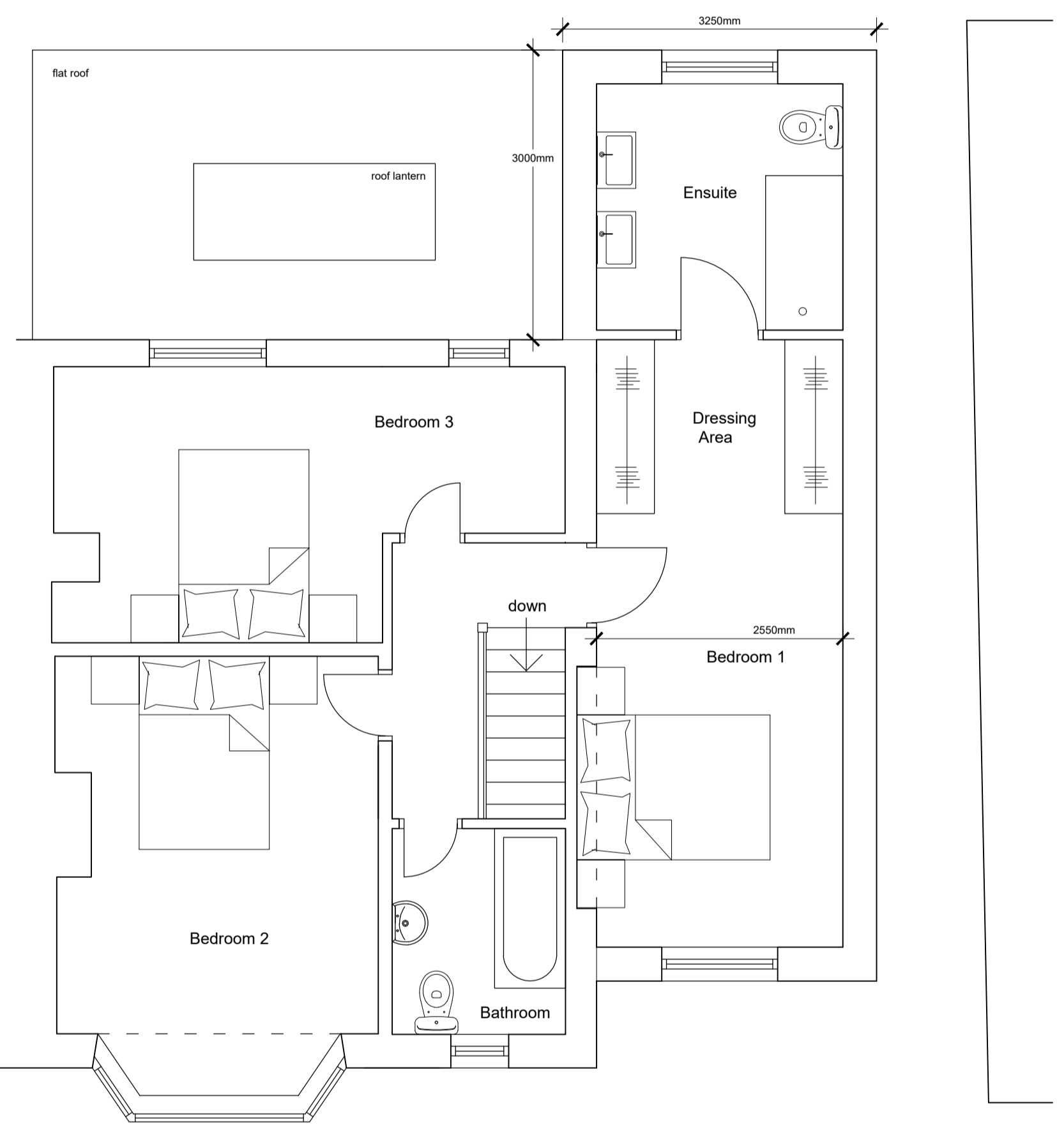
West (Front) Elevation 1:100



South (Side) Elevation 1:100



East (Rear) Elevation 1:100



First Floor Plan 1:50

REV A - Ground floor layout amended. LFR 03.12.25

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Project Proposed Works to 11 Clitheroe Road Sabden Clitheroe BB7 9HD		
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