Flood Risk Assessment

Site Address:
9 Glendale Drive
Mellor
Blackburn
Lancashire
BB2 7HB

Local Planning Authority: Ribble Valley Borough Council

Proposed Development: Loft Conversion and Single-Storey Rear Extension

Date: 11/05/2026

Contents

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for a proposed loft conversion and single-storey rear extension at 9 Glendale Drive, Mellor.

The purpose of this report is to assess the potential risk of flooding to and from the proposed development and to demonstrate that the development is safe, will not increase flood risk elsewhere, and is appropriate for its location.

2. Site Location and Description

The application site is an existing residential property located in Blackburn, Lancashire. The surrounding area is predominantly residential in character, comprising similar housing and associated infrastructure.

The site is located within an area of elevated residential development in Mellor, with land levels generally falling away from the site. This reduces the likelihood of overland flow accumulating within the property boundary.

3. Flood Risk Classification

According to Environment Agency Flood Map data, the site lies within **Flood Zone 1 (Low Probability)**.

Flood Zone 1 is defined as land having a less than 0.1% annual probability of river or sea flooding in any given year. As such, the site is considered suitable for the proposed residential development in accordance with national planning policy.

3.1 Climate Change

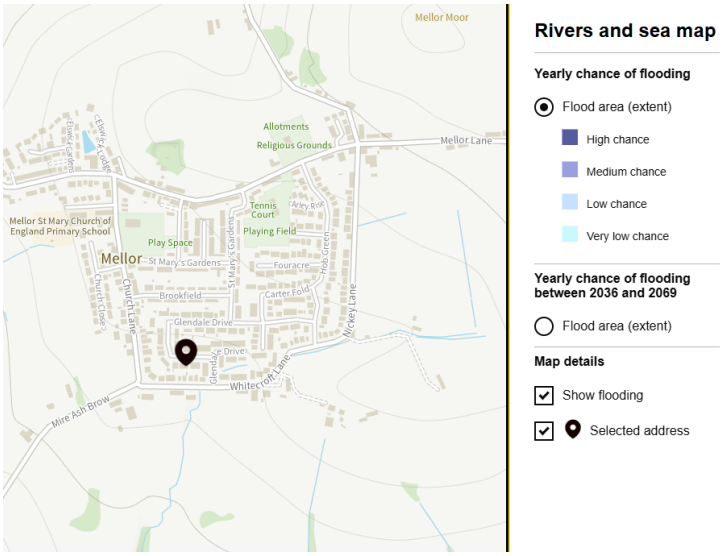
In accordance with national planning policy, the potential impacts of climate change have been considered. Given the site is located within Flood Zone 1, the risk of fluvial flooding remains low over the lifetime of the development. Surface water drainage will continue to operate effectively, and the scale of development is not sufficient to materially increase runoff.

4. Sources of Flood Risk

A review of potential flood sources has been undertaken as follows:

4.1 Fluvial and Tidal Flooding

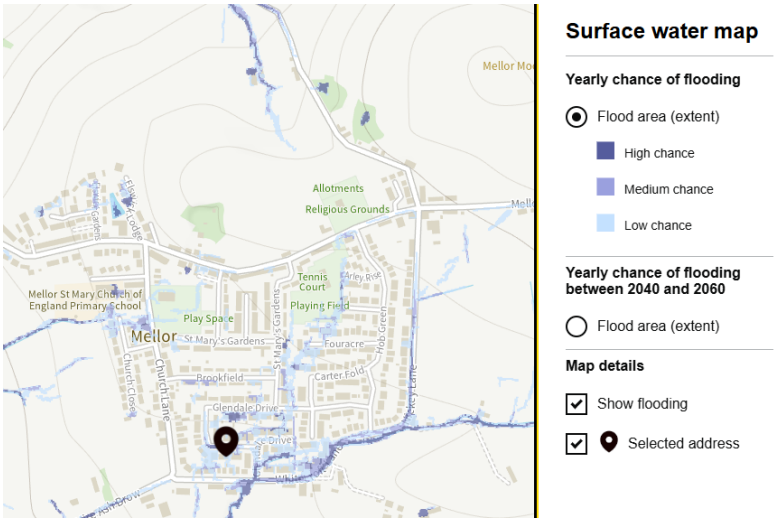
The site is located within Flood Zone 1 and is therefore at very low risk of flooding from rivers or the sea.



Environment Agency Flood Zone map.

4.2 Surface Water Flooding

Environment Agency mapping indicates a low chance of surface water flooding affecting the site. Existing drainage infrastructure serves the site and surrounding area.



Environment Agency Surface Water Flood Risk Map.

4.3 Groundwater Flooding

The site has been assessed using the Environment Agency's Flood Risk Assessment tool (accessed May 2026). The checker confirms that "This location is outside of a groundwater flood alert area", indicating that the Environment Agency does not monitor groundwater levels at this location and the site does not fall within any designated groundwater flood alert area.

This is consistent with the site's elevated topographic position within the Mellor area, where low-permeability superficial deposits limit the potential for groundwater to emerge at the surface.

On this basis, the risk of groundwater flooding to the proposed development is negligible and does not present a constraint to the proposed loft conversion and single-storey rear extension.

4.4 Artificial Sources

No significant risk from artificial sources such as reservoirs or canals has been identified.

4.5 Drainage Strategy

Surface water from the proposed development will be managed through the existing drainage system, see the below images for evidence of the existing drain on the rear corner of the property. The proposed development will not exceed the capacity of the existing drainage system. The extension represents a small increase in impermeable area and will not result in a significant increase in surface water runoff.

Where practicable, measures will be incorporated to reduce runoff, including the use of permeable materials for external surfaces and water butts for rainwater collection.

5. Development Proposals

The proposed development consists of:

- A loft conversion within the existing roof space

- A single-storey rear extension to the existing dwelling

The proposal is not anticipated to materially increase surface water runoff rates or exceed the capacity of the existing drainage infrastructure.

6. Impact on Flood Risk

The proposed development will not increase flood risk either on-site or elsewhere for the following reasons:

- The site is located within Flood Zone 1
- The extension footprint is limited in scale
- There is no loss of functional floodplain
- Existing drainage patterns will be maintained

The loft conversion does not affect ground-level flood risk.

7. Mitigation Measures

Although the site is at low risk of flooding, the following mitigation measures and good practices are recommended:

- Finished floor levels for the extension will be set above the external ground level.
- Use of permeable materials where practicable for external surfaces
- Maintenance of existing drainage routes
- Incorporation of sustainable drainage measures where feasible (e.g. water butts)

8. Conclusion

This Flood Risk Assessment demonstrates that the proposed loft conversion and rear extension is located within Flood Zone 1 and is therefore at very low risk of flooding.

The development is considered appropriate for its location, will be safe for its lifetime, and will not increase flood risk elsewhere.

The proposal is therefore compliant with the National Planning Policy Framework, associated Planning Practice Guidance and Environment Agency guidance.