

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
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8 June 2026

**FLOOD RISK STATEMENT**  
**PROPOSED TERRACE AND ALTERATIONS**  
**AT**  
**DUNGEON COTTAGE, SACCARY LANE, MELLOR, BB1 9DL**  
**PLANNING APPLICATION REF 3/2026/0318**

## **Flood Risk Assessment.**

- 1.1 This assessment has been prepared for the above application for the demolition of the existing terrace to be replaced by a single storey extension and retaining wall works. The extension has a balcony.
- 1.2 The mapping identifies that the proposal site includes land at risk of flooding from surface water therefore this is a proportionate flood risk statement.
- 1.3 The application site is off Saccary Lane down a single track which serves other properties. It is a detached dwelling.
- 1.4 The site is located within Flood Risk Zone 2.
- 1.5 The NPPF requires FRAs to be submitted for an application located within Flood Zones 2-3, However there is no requirement to subject the proposal to a full assessment or a sequential or exception test. The application proposes an increase to the buildings internal footprint but it is a development on an existing external deck/hardstanding area. The risk to flooding is not increased by the proposed development due to the low level of development work proposed to the existing site. The retaining walls do not increase the flood risk as they replace an existing embankment and the site levels are not being altered.
- 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 discharge from the site will remain as existing to the current system.

**Your selected location:** Dungeon Cottage, Saccary Lane, Mellor, Blackburn, BB1 9DL

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

## How likely a surface water flood is

The yearly chance of surface water flooding is:

**Very low** increasing to **Low** between 2040 to 2060





