

## **1 Site Description**

### **1.1 Site address**

53 Riverside, Low Moor, Clitheroe, BB7 2NS

### **1.2 Vulnerability classification**

The development is classified as “More Vulnerable” residential development in accordance with the National Planning Policy Framework (NPPF) Planning Practice Guidance.

### **1.3 Flood zone incompatibility**

The proposal relates to extensions and alterations to an existing residential dwelling and does not introduce any additional residential units. The development is therefore considered compatible with the existing residential land use.

### **1.4 Lifetime of development**

Residential development assumed design life: 100 years.

### **1.5 Local Plan policies and SFRA recommendations**

The proposal has considered the requirements of the National Planning Policy Framework (NPPF), Planning Practice Guidance and relevant Ribble Valley Borough Council planning policies relating to flood risk and drainage.

The proposal represents modest domestic extensions to an existing dwelling and retains existing drainage arrangements.

## **2 Assess Flood Risk**

### **2.1 Existing site**

The site comprises an existing long-established residential dwelling and associated domestic curtilage.

The property has reportedly not experienced internal flooding during approximately 40 years of occupation. Updated NaFRA2 flood mapping identifies limited areas of surface water flood risk affecting sections of the site access track. The dwelling itself has not experienced internal flooding during approximately 40 years of occupation.

## **2.2 Fluvial flood risk**

The principal source of flood risk is potential fluvial flooding associated with the nearby River Ribble.

The proposed first-floor extension is above existing built form and does not displace floodwater storage.

The replacement garden room remains within the existing domestic curtilage.

### **2.2.1 Design flood event**

The assessment considers the potential effects of fluvial flooding associated with extreme rainfall and river level events.

### **2.2.2 Residual fluvial risk**

Residual risk may arise from events exceeding design capacity or blockage/failure of drainage or flood defence infrastructure.

Residual risk is considered low due to:

- existing residential use
- no known flooding history
- upper-floor accommodation provision
- existing flood warning arrangements

## **2.3 Tidal flood risk**

The site is not at risk from tidal flooding.

### **2.3.1 Design flood event**

Not applicable.

### **2.3.2 Residual tidal risk**

Not applicable.

### **2.4 Surface water flood risk**

Updated NaFRA2 mapping identifies areas of surface water flood risk affecting limited sections of the site access track during extreme rainfall events.

The proposal relates to extensions and alterations to an existing dwelling and is not expected to materially increase surface water runoff or flood risk elsewhere.

Existing drainage arrangements will remain in place.

#### **2.4.1 Design flood event**

Extreme rainfall events causing temporary exceedance of local drainage capacity.

#### **2.4.2 Residual risk**

Residual surface water risk is considered low and consistent with existing residential conditions.

### **2.5 Sewer flood risk**

Foul drainage discharges to the existing mains sewer network. No known sewer flooding has been reported at the property.

### **2.6 Groundwater flood risk**

No known groundwater flooding issues have been identified at the site.

### **2.7 Reservoir flood risk**

No significant reservoir flood risk identified.

## **2.8 Canals and other artificial sources of flood risk**

No significant flood risk identified from canals or artificial water bodies.

## **2.9 Coastal erosion risk implications on tidal flood risk**

Not applicable.

## **2.10 Interactions of various sources**

Potential interaction between fluvial flooding associated with the River Ribble and surface water flooding during extreme rainfall events has been considered.

The scale and nature of the proposal is not anticipated to materially alter existing flood risk characteristics at the site.

## **2.11 Design flood level according to all the sources identified**

No finished floor level changes are proposed for the replacement garden room. The first-floor extension remains above existing ground level.

## **2.12 Exception Test**

An Exception Test is not considered necessary for this householder extension proposal.

## **2.13 Summary of flood risks**

The site lies within Flood Zone 2 and updated NaFRA2 mapping identifies limited surface water flood risk affecting sections of the site access track.

The proposed development represents modest domestic extensions to an existing dwelling, retains existing drainage arrangements and is not considered to materially increase flood risk on or off site.

### **3 Avoid Flood Risk**

#### **3.1 Evidence of the Sequential Test**

The proposal relates to extensions and alterations to an existing dwelling and therefore must be located within the established residential curtilage.

#### **3.2 Sequential Approach**

The proposal follows the sequential approach by limiting development largely to existing developed footprint areas and upper-floor accommodation.

### **4 Control Flood Risk**

#### **4.1 Proposed site levels**

The replacement garden room will remain at the existing house floor level.

No significant alterations to external ground levels are proposed.

#### **4.2 Flood flow route**

The proposal is not anticipated to obstruct existing flood flow routes.

#### **4.3 Existing or proposed flood risk management infrastructure**

No changes are proposed to existing flood risk management infrastructure.

### **5 Mitigate Flood Risk**

#### **5.1 Risk to people**

Risk to occupants is considered low due to:

- existing residential use
- no history of internal flooding
- upper-floor accommodation
- Environment Agency warning systems

#### **5.2 Risk to property/building**

Risk to the property is considered low and unchanged from the existing residential situation.

### **5.3 Risk to essential services**

Existing utility connections will remain in place.

### **5.4 Floodplain storage and conveyance compensation**

The proposal does not materially reduce floodplain storage capacity and no compensation measures are considered necessary.

### **5.5 Surface water management**

Existing surface water drainage arrangements will be retained.

The proposal is modest in scale and is not expected to materially increase impermeable area runoff rates beyond the existing residential situation.

## **6 Manage Flood Risk**

### **6.1 Safe access and escape**

Existing access and escape arrangements remain available.

Although NaFRA2 mapping identifies limited surface water flood risk affecting parts of the access track during extreme rainfall events, the property has no known history of internal flooding and occupants would continue to utilise existing warning and evacuation arrangements where necessary.

### **6.2 Evacuation plan**

Occupants would utilise existing access routes and Environment Agency flood warning information where necessary.

### **6.3 Residual flood risk**

Residual flood risk is considered low and acceptable for the scale and nature of development proposed.

### **6.4 Betterment provision**

The proposal represents a modest improvement through replacement and modernisation of existing structures within the residential curtilage.

## **7 Summary of measures**

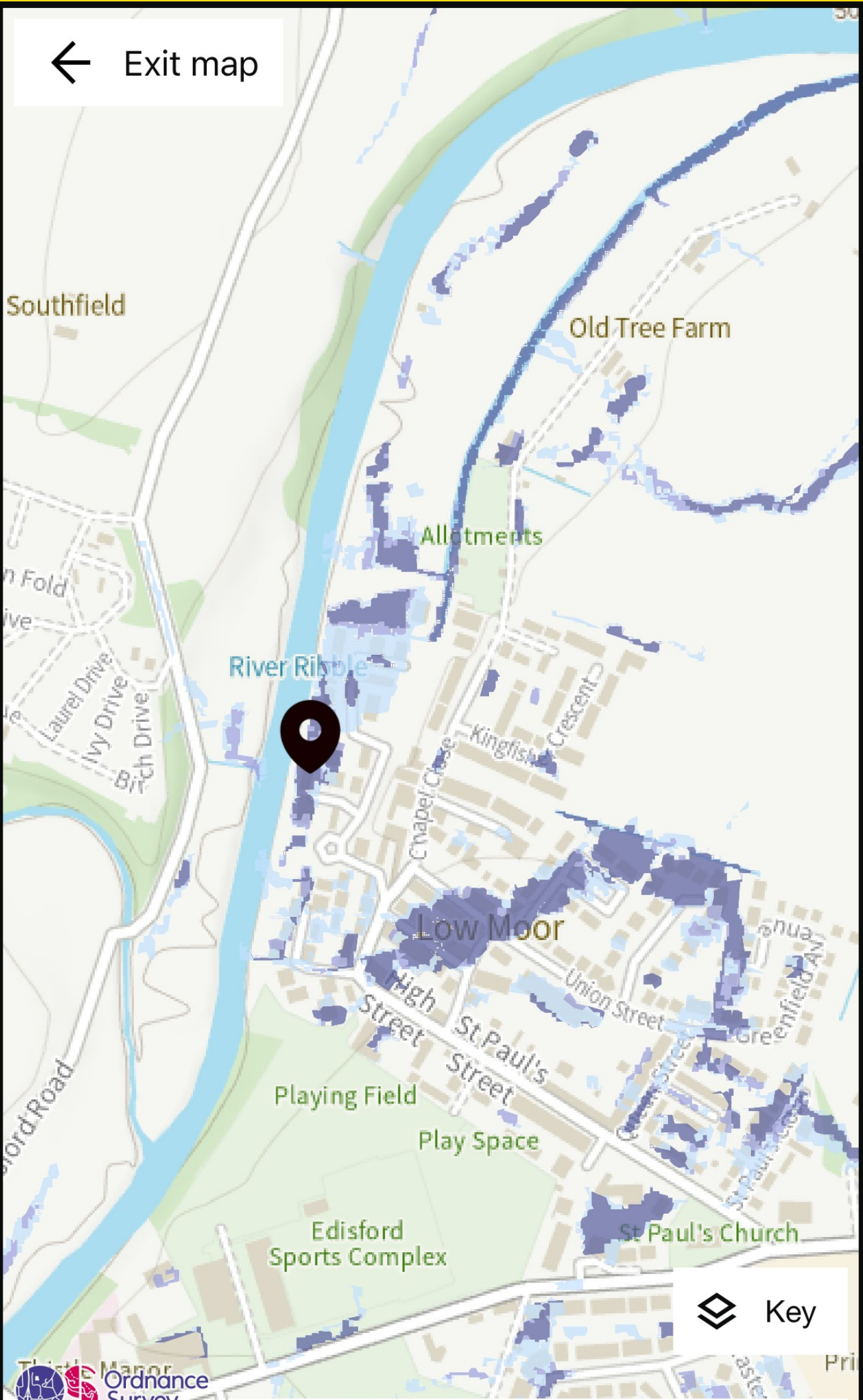
The development:

- retains existing residential use
- creates no additional dwelling
- retains existing drainage arrangements
- maintains existing floor levels
- does not materially increase flood risk on or off site
- provides upper-floor accommodation above potential flood levels

The development is therefore considered acceptable in flood risk terms.

Surface water map below

← Exit map



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Layers

Click on the flood zones for information



outhfield

Old Tree

Edisford Road

River Ribble

Chapel Close

Union Street



100 m

Key



Flood zone 2

Flood zone 3

River R

