

Flood Risk Assessment Addendum Note

Applicant: AW+A Architects (on behalf of Mr J Taylor)

Address: 12 Shaw Brook Street, BB7 1RX

Proposal: Proposed single-storey rear extension

Planning Application Reference: 3/2026/0405

Date: 5th June 2026

1. Introduction

This Flood Risk Assessment (FRA) Addendum has been prepared to support the above planning application for a small single storey domestic extension to an existing dwelling within the Half Penny Meadows site, Clitheroe.

The site lies within Flood Zones 2 and 3, as identified by the Environment Agency Flood Map for Planning. The property forms part of the wider housing development approved under planning reference 3/2012/0942, for which a comprehensive Flood Risk Assessment was undertaken by AMEC Environment & Infrastructure report ref. 12_0942_vol 3b), dated 25th April 2012.

2. Original FRA and Flood Mitigation Measures

The 2012 AMEC FRA assessed flood risk across the entire development site and confirmed that residential development could proceed subject to appropriate mitigation.

Key measures included:

- Finished floor levels set above the modelled design flood level;
- A positive site drainage strategy with attenuation and controlled discharge; and
- Maintenance of overland flow paths and no net loss of floodplain storage.

These measures were implemented as part of the approved development by Taylor Wimpey

Homes and remain in place at the date of this application.

3. Proposed Development

The proposed works comprise a modest single-storey rear extension to the existing dwelling.

Key characteristics:

- No changes to existing ground levels;

Finished floor level of the extension to match the existing dwelling;

No alteration to existing surface water drainage strategy;

No loss of floodplain storage or obstruction to flood flow routes.

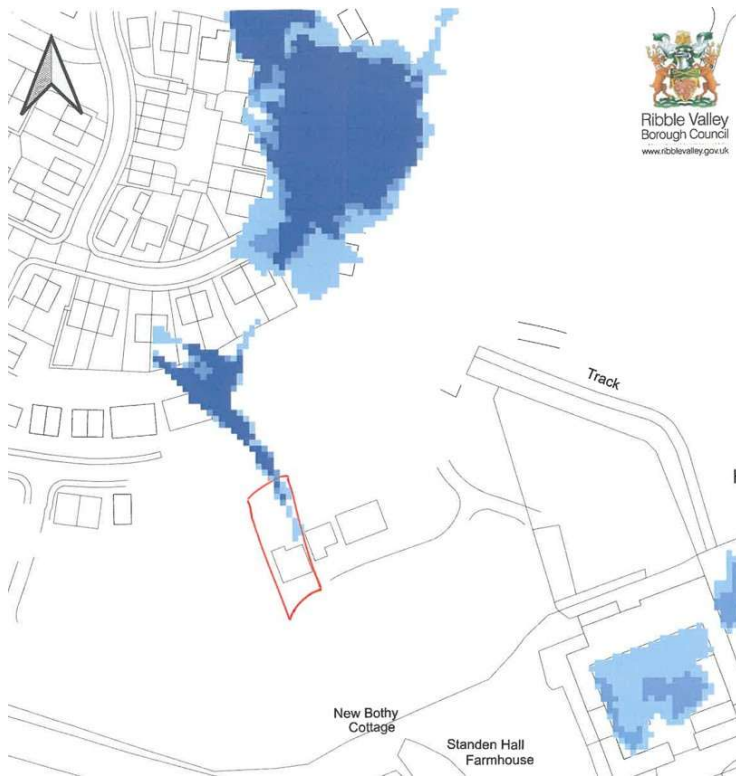
4. Flood Risk Considerations

Given the small scale of the proposal and its location within an already developed and mitigated site, the proposed extension does not increase flood risk to the property or surrounding area.

The conclusions and mitigation measures from the original AMEC (2012) Flood Risk Assessment remain valid and appropriate.

The map below identifies that the proposal site includes land at risk of future flooding from surface water, therefore a Flood Risk Assessment needs to be provided in support of this application.

The map identifies that, although the flood zone extends within the red line, the footprint of the proposed extension is outside of the designated flood zone and will therefore have negligible impact on and increased flood risk from surface water.



Map 1 - Future surface water flooding

5. Conclusion

This addendum confirms that: The development site benefits from an existing, approved FRA; The proposed domestic extension will not materially alter the existing flood risk profile; and The development remains compliant with the objectives of the National Planning Policy Framework (NPPF) and Environment Agency standing advice for minor extensions within Flood Zones.

The map above identifies that, although the flood zone extends within the application red line, the footprint of the proposed extension is outside of the designated flood zone and will therefore have negligible impact on and increased flood risk from surface water. Accordingly, no further detailed flood risk assessment is considered necessary for this application.

As a matter of caution given the risk identified within the garden of the property the applicant will install water butts to remediate surface water discharging off the roof in times of heavy rainfall.

Appendices 1. AMEC report ref. 12_0942_vol 3b), dated April 2012