



## **FLOOD RISK ASSESSMENT**

**Application Number:** 24/00310/FUL

Proposed two storey side extension with a wraparound single storey rear extension including the creation of new garage.

20 Osborne Avenue,

Thornton Cleveleys,

FY5 3PS

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## **APPENDICES**

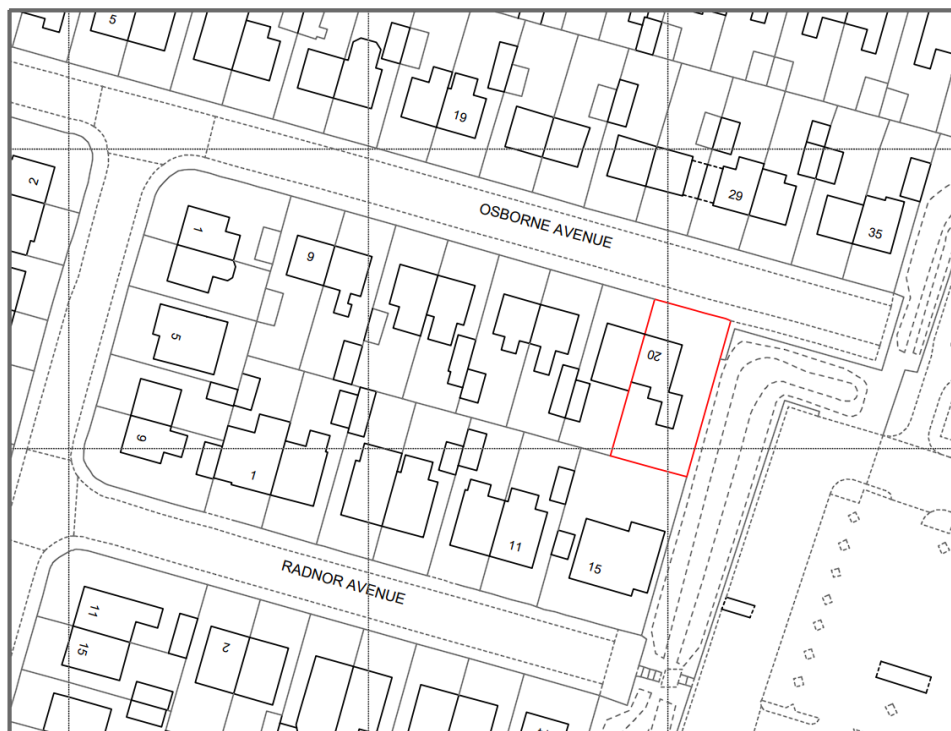
<b>A</b>	<b>Environmental Agency Flood Map</b>
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## Section 1. Introduction

- 1.1 This Flood Risk Assessment has been undertaken in accordance with Government Guidance; new Planning Practice Guidance & Flood Risk Assessment; Standing Advice
- 1.2 The Following assessment discusses the flood risk to the proposed development of a two-storey side extension with a wraparound single storey rear extension, including the creation of new garage to an existing dwelling.

## Section 2. Existing Situation

- 2.1 The Property is located at 20 Osborne Avenue, Thornton Cleveleys, FY5 3PS. see *figure 1 – location plan*.
- 2.2 The Property is approximately 1.43km from the coast, mean hightide.
- 2.3 The property is approximately 2.49km from the River Wyre estuary.
- 2.4 The property is approximately 178m from the nearest watercourse.
- 2.5 The property is within Flood Zone 3; Land and property in this flood zone would have a high probability of flooding without the flood defenses. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.
- 2.6 The property is situated in a residential area.
- 2.7 The main risk of flooding is anticipated to be from the sea, long term flood risk information.



*figure 1 – location plan.*

### **Section 3. Proposed Development**

- 3.1 The application is for a two-storey side extension with a wraparound single storey rear extension, including the creation of new garage to an existing dwelling as shown in drawings MCS.24003.002 – Existing Plans & Elevations & MCS.24003.003 – Proposed Plans & Elevations.
- 3.2 The existing site is a mix of impermeable and permeable ground cover.
- 3.3 It is expected that the proposed alterations will not increase the rate of surface water runoff from the site as the existing garden areas are a mix of permeable and impermeable.

### **Section 4. Assessment of Flood Risk**

#### **4.1 Flooding from Land**

- 4.1.1 The main risk of flooding from overland is the surface water flow to the front of the property and the garden area within the perimeter.
- 4.1.2 The existing highway, Osborne Avenue, has drainage for surface water runoff from the carriageway.
- 4.1.3 The risk of inundation due to overland flow is not significant since the topography of the land near the site is very flat and any surface water runoff or surcharge of the drainage system would result in shallow water depths over a large area rather than a point flooding at a greater depth.
- 4.1.4 Any overland flow would be constrained within the existing carriageway (with the kerb upstands initially) and would outfall back into the drainage system once the surcharge of the system clears.
- 4.1.5 The proposed development is not considered at significant risk to flooding due to the overland flow.

#### **4.2 Flooding from the Sea**

- 4.2.1 The site is approximately 1.43km from the sea and 2.49km from the River Wyre estuary.

#### **4.3 Flooding from Sewers**

- 4.3.1 If the drains were to surcharge and flood the amount of water flooding from these sewers is relatively small and flooding from the sewers is most likely to be restricted to the carriageway areas and will drain away once the surcharge in the system has passed.
- 4.3.2 It is considered that the risk of flooding from the existing sewer network is not significant.

#### **4.4 Flooding from Groundwater**

- 4.4.1 Overall, the risk of groundwater flooding is low, however mitigation measures should be put in place as discussed in Section 5 to protect the development as far as possible should such vulnerability increase due to climate change.

#### **4.5 Climate Change**

- 4.5.1 The overall impact of climate change and potential increase in risk of flooding of the property can only be mitigated, to which the measures in Section 5 would do as far as feasibly possible.

### **Section 5. Mitigation of Flood Risk**

- 5.1 The proposed extension should have a solid slab concrete base.
- 5.2 The level of the floor is to match the existing.
- 5.3 The layout of the external surfaces should ensure that the grades of such surfaces fall away from any access points into the garage and that there are sufficient drainage channels and gullies to cope with the level of surface run off expected from the development.
- 5.4 The provision of linear drainage across any access points would further protect against any flood water entering the buildings at these entrance points.

### **Section 6. Conclusion**

- 6.1 The report serves to review and assess the sources of potential flooding to the site, the impact of the proposed development on the flooding mechanisms of the site and the impact on existing development downstream of the site.
- 6.2 The property is within Flood Zone 3; Land and property in this flood zone would have a high probability of flooding without the local flood defenses. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.
- 6.3 The proposed finish floor level of the rear extension is to match the existing internal ground floor level.
- 6.4 Considering the assessment undertaken and the mitigation measures recommended in Section 5, it is envisaged that there would be sufficient flood protection to the development for its lifetime (considering its size and type) if the mitigation measures recommended are put in place.
- 6.5 This report concludes that the proposal as detailed on drawing No. MCS.24003.002 – Existing Plans & Elevations & MCS.24003.003 and drawing No. Proposed Plans & Elevations will not increase the flood risk to the site itself and other sites in the vicinity.

## Appendix A - Environmental Agency Flood Map.



# Flood map for planning

Your reference	Location (easting/northing)	Created
20 Osborne Av	332600/442460	14 Apr 2024 20:29

**Your selected location is in flood zone 3  
– an area with a high probability of flooding.**

### This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk))
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

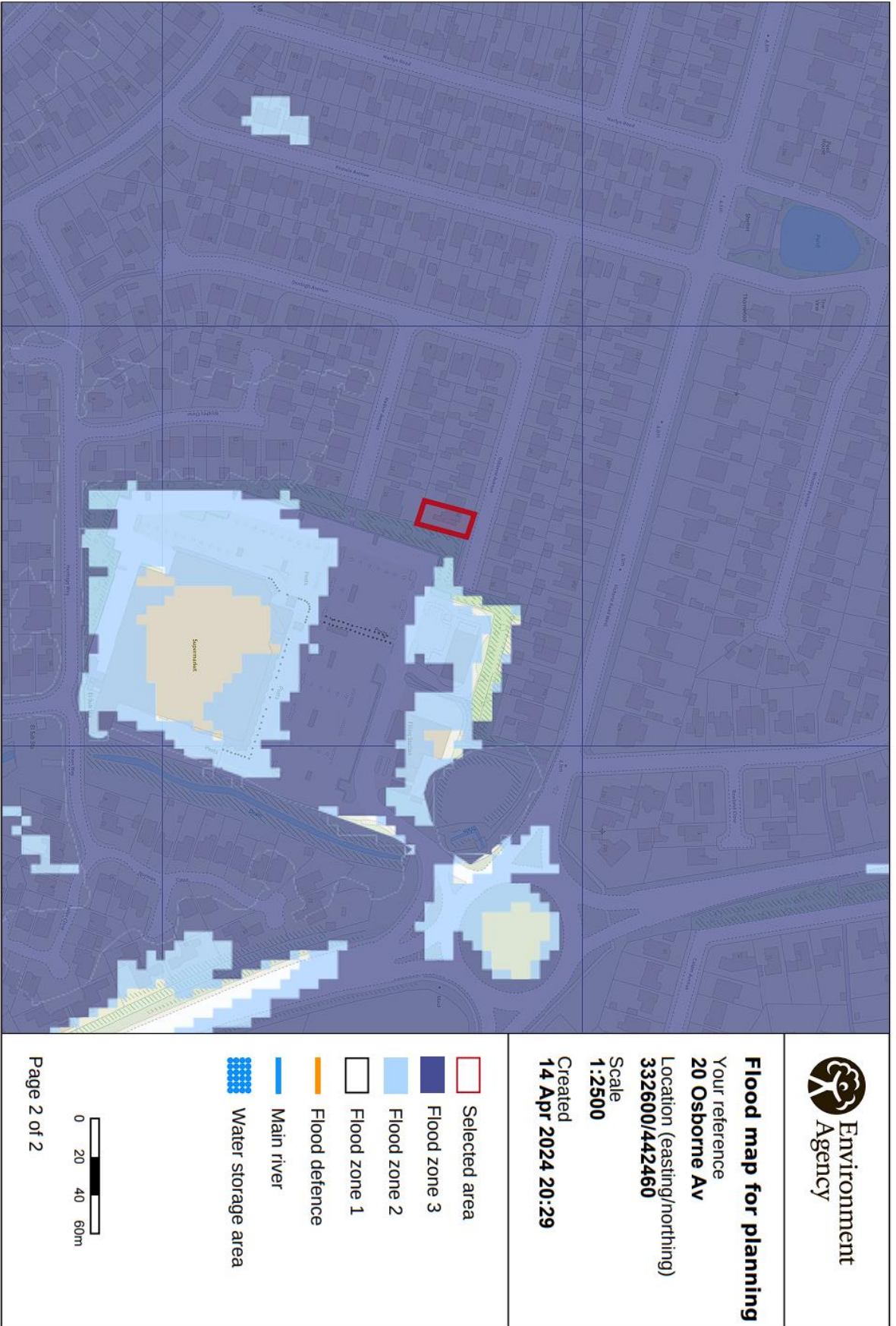
### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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**Flood map for planning**

Your reference  
**20 Osborne Av**

Location (easting/northing)  
**332600/442460**

Scale  
**1:2500**

Created  
**14 Apr 2024 20:29**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

