Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone:	0300 123 6780
Email:	developeras@lancashire.gov.uk
Your ref:	03.2024.0079
Our ref:	03.2023.0079
Date:	26.02.2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0079
Proposal: Demolition of existing garage and construction of single and two-storey extensions to
rear, front and rear dormers and new front porch. Resubmission of application 3/2023/0698.
Location: 302 Pleckgate Road Ramsgreave BB1 8QU

The submitted documents and plans have been reviewed and the following comments are made:

It is noted this is a resubmission, our previous comments remain.

Ref Design and Access Statement Inclusive access There is no separate access to the rear of the site, all access to the property is via the front driveway. The vehicular crossing must be the full width of the drive, in order to prevent damage to the f/w.

The proposal should not have a significant detrimental impact on the existing highway network. Therefore, there is no objection to this application subject to the inclusion of the following condition in any grant of planning permission.

Condition

 • The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Note

 • This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD

under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council