

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.2024.0416
Our ref: 03.2024.0416
Date: 23.07.2024

For the attention of Emily Pickup

Planning Application No: 3/2024/0416

Grid Ref: 377497 434574

Proposal: Proposed demolition of existing front porch and construction of single-storey extension to front, side and rear. First floor extension over existing pitched roof above garage.

Location: 23 Harewood Avenue Simonstone BB12 7JB

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

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF

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.

Kind regards

Tahira

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

Lancashire County Council
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