

Ribble Valley Borough Council
Planning Section
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Your ref: 03.2024.0495
Our ref: 03.2024.0495
Date: 11.07.2024

For the attention of Emily Pickup

Planning Application No: 3/2024/0495

Grid Ref: 370307 439117

Proposal: Proposed single-storey extension to rear and side of dwelling (involving a 1m width

increase to rear extension approved under 3/2023/0814.)

Location: Springwood Whalley Road Hurst Green BB7 9PN

The submitted documents and plans have been reviewed, together with the previous history of the site and the previous comments remain (3.2023.814).

There is no objection to the proposal as the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The development is located off an existing access leading from Whalley Road (B6243) which is a B classified road subject to a 60mph speed limit.

Conditions:

1. The parking and manoeuvring areas shall thereafter always remain available for parking and manoeuvring of vehicles associated with the dwelling and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.

2. The detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling and shall not be used by way of sale or sub-letting to form separate residential accommodation.

Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Kind regards

Tahira

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

