

Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
Lancashire  
BB7 2RA

Phone: 0300 123 6780  
Email: [Kathryn.Walsh@lancashire.gov.uk](mailto:Kathryn.Walsh@lancashire.gov.uk)  
Your ref: 3/2024/0498  
Our ref: 3/2024/0498/HDC/KW  
Date: 16 December 2024

**Location:** Penrhyn Whalley Road Barrow BB7 9BA  
**Proposal:** Proposed roof lift and installation of dormers, extensions to front, rear and sides to create five-bedroom, two-storey dwelling, double garage and patio area. Installation of solar panels.  
**Grid Ref:** 373925 438560

Dear Kathryn Hughes

With regard to your consultation letter dated 3 December 2024, I have the following comments to make based on all the information provided by the applicant to date.

### **Summary**

#### **No objection subject to conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that 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.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed roof lift and installation of dormers, extensions to front, rear and sides to create five-bedroom, two-storey dwelling, double garage and patio area. Installation of solar panels at Penrhyn Whalley Road Barrow BB7 9BA

#### **Site Access**

The LHA has reviewed the proposed site plan, drawing LU313-P01, are aware that the dwelling will continue to be accessed from a private track off Whalley Road which is a C classified road, the C549, and subject to a 30mph speed limit.

#### **Internal Layout**

The LHA has reviewed proposed site plan, drawing LU313-P01 and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site and leave in a forward gear.

Continued...

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



The LHA also reviewed drawing LU313-P04 titled Garage plans and noted that the proposed garage meets the LHA recommended minimum internal dimensions for a single garage size which is 6m in length and 3m wide.

### Conditions

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.  
**Reason:** To ensure the provision of adequate car parking on site and in the interests of highway safety.
2. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.  
**Reason:** To ensure that adequate parking provision is retained on site.
3. Deliveries to the approved development during the construction phase shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.  
**Reason:** In the interest of highway safety.

Yours sincerely

Kate Walsh

Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council  
T: 01772 533235  
W: <http://www.lancashire.gov.uk>

