

Ribble Valley Borough Council  
Planning Section  
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Your ref: 03.2024.0614  
Our ref: 03.2024.0614  
Date: 12.08.2024

**For the attention of Ben Taylor**

**Planning Application No: 3/2024/0614**

**Grid Ref: 370183 433762**

**Proposal: Retention of and alterations to single-storey extension to side, including alterations to the existing vehicular access and parking provision, and addition of a partial pitched roof.**

**Location: 26 Whalley Road Langho BB6 8EJ**

The submitted documents and plans have been viewed, together with the previous history (3.24.155) of the site and the following comments are made.

It is noted that this is a part retrospective application 'to retain existing storey extension to the side of the dwelling (previous application 3.24.155)

With reference to the Statement submitted Site Description and Proposals. The property is bound by hedgerow to the frontage with timber fencing to the side, and benefits from off-street parking by way of an existing driveway. 'The proposals seek to undertake alterations to the existing drive, enlarging it to allow for improved parking provision and ease of movement to and from the highway' – there does not appear to be a parking plan to show the proposed changes.

The previous drawing for application 3.24.155 Proposed site Plan BE/01/Drawing 04 is attached. Please could a similar drawing be forwarded to show the proposed changes to the existing vehicular access and parking provision.

Should the creation of the enlarged driveway be satisfactory then there is no objection to this proposal on highway grounds subject to the condition being applied to any formal planning approval and the informative noted should the vehicular access need altering.

#### **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:

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



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 under the Highways Act 1980 Section 171. Before any work begins at the site, please contact [highways@lancashire.gov.uk](mailto: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

