

Ribble Valley Borough Council
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Your ref: 3/2024/0979
Our ref: 3/2024/0979/HDC/KW
Date: 08 January 2025

Location: Clover Cottage Clough Lane Simonstone BB12 7HW
Proposal: Proposed first floor extension to side and extension of driveway.
Grid Ref: 377711 434515

Dear Emily Pickup

With regard to your consultation letter dated 3 January 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

The LHA have reviewed the proposal and note that the development will increase the number of bedrooms within the site as well as increase the parking provisions by one vehicle. Given the nature of the site, the LHA request that the applicant provide further information regarding the gradient of the proposed driveway. It is expected that the driveway has a gradient of no less than 1:10.

Therefore, the LHA request an amended plan which details the proposed driveway gradient.

Yours sincerely

Kate Walsh

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