

Ribble Valley Borough Council
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Your ref: 3/2024/0979
Our ref: 3/2024/0979/HDC/KW
Date: 21 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 17 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 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 or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

The proposed parking area is acceptable, the development will increase the number of bedrooms within the dwelling by one so the addition of further off-street parking provisions is welcomed. As the area is accessed from the adopted highway it must be properly consolidated and surfaced in bound porous materials, not loose stone, gravel or grasscrete.

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

1. The parking (and manoeuvring) area(s) shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) 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.

Yours sincerely

Kate Walsh

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