

Ribble Valley Borough Council  
Planning Section  
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Your ref: 03.26.0016  
Our ref: 03.26.0016  
Date: 20.01.2026

**For the attention of Lucy Walker**

**Planning Application No: 3/2026/0016**

**Grid Ref: 373394 438096**

**Proposal: Conversation of the existing garage to create an extra room, with widening of the driveway and dropped kerb, plus new windows to the side garage wall.**

**Location: 34 Aspen Crescent Barrow Clitheroe BB7 9ZL**

The plans and information submitted have been viewed and the following comments are made.

With ref. Location and Existing and Proposed Block Plans (2557-PL01, 18.12.25) submitted, the proposal is for the widening of the existing vehicular access to the full width of the drive to create a parking space due to the loss of the parking space in the original garage.

The Highway Development Control Section is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

There is no objection to the proposal subject to the comments being noted and the following conditions.

### **Conditions**

- 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: 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  
Highway Development Control  
Highways & Transport  
Lancashire County Council

