

Ribble Valley Borough Council
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Your ref: 3/2025/0139
Our ref: 3/2025/0139/HDC/KW
Date: 01 April 2025

Location: 23 Pendleton Road Wiswell BB7 9DD
Proposal: Proposed change of use of dwelling to holiday let. Building work to extend and renovate the house approved under 3/2024/0574 and 3/2024/0234 has commenced.
Grid Ref: 374637 437491

Dear Emily Pickup

With regard to your consultation letter dated 27 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

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 or capacity in the immediate vicinity of the site.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of dwelling to holiday let. Building work to extend and renovate the house approved under 3/2024/0574 and 3/2024/0234 has commenced at 23 Pendleton Road Wiswell BB7 9DD

The LHA is aware of the recent planning history for the site which is as follows:

3/2024/0574 - Approval of details reserved by conditions 5 (SW drainage) and 7 (construction management plan) of planning permission 3/2024/0234.

2024/0234 - Proposed demolition of garage and outbuilding. Construction of twostorey extension to side and single storey extension to rear. Creation of new window on side elevation and creation of new parking area.

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The LHA have reviewed drawing number A2.3. and are aware that the site access will remain as previously agreed under planning applicant 3/2024/0234. Therefore, the LHA have no further comments to make regarding the access.

Drawing number A2.3. also shows that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan as such the LHA have no objection to the proposal.

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 area 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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