

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.25.0170
Our ref: 03.25.0170
Date: 02.04.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0170

Grid Ref: 372912 435854

Proposal: Proposed two-storey and single-storey extension to rear and insertion of dormers to front and rear roof slopes.

Location: Brooklands Longworth Road Billington BB7 9TS

The plans and submitted information have been viewed, together with the history of the site and the following comments are made.

Ref. Design and Access submitted, it is noted there is no change in site area, the single storey rear extension is to accommodate a larger kitchen/dining area, the two-storey rear extension is to provide a new office space, and the dormers include a master bedroom. The proposed bedroom increases the number of bedrooms in the property from an existing three to a proposed fourth, therefore there is an increase in parking standard requirements to three parking spaces for this size of proposal.

There is no change required to the existing access, however, as there is a shortage of one parking space being proposed then a covered cycle store is required for 4 bicycles to promote sustainable forms of transport and aid social inclusion.

There is no objection to the proposal on highway grounds subject to the above being noted and the following recommended conditions.

Conditions

- 1 No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
- 2 The parking of vehicles of site operatives and visitors
- 3 The loading and unloading of plant and materials
- 4 The storage of plant and materials used in constructing the development
- 5 The erection and maintenance of security hoarding

- 6 Wheel washing facilities
 - 7 Measures to control the emission of dust and dirt during construction
 - 8 A scheme for recycling/disposing of waste resulting from demolition and construction works
 - 9 Details of working hours
 - 10 Routing of delivery vehicles to/from site
- Prior to the first occupation a secure, covered cycle store for 4 cycle spaces shall be provided. Reason: To promote sustainable forms of transport and aid social inclusion.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

