

Ribble Valley Borough Council
Council Offices
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Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0237
Our ref: 3/2025/0237/HDC/KW
Date: 07 May 2025

Location: High Meadow Church Close Read BB12 7RJ
Proposal: Proposed demolition of single-storey extension to side, conversion of existing integral garage to habitable room, erection of single-storey extension to side and front and erection of a porch/entrance extension to front.
Grid Ref: 376502 434754

Dear Emily Pickup

With regard to your consultation letter dated 29 April 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 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 and capacity in the immediate vicinity of the site.

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of single-storey extension to side, conversion of existing integral garage to habitable room, erection of single-storey extension to side and front and erection of a porch/entrance extension to the front at High Meadow, Church Close, Read.

The LHA are aware that the dwelling will continue to be accessed off Church Close, which is a private access road subject to a 20mph speed limit.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space, however, the existing off-street parking provisions within the driveway will be retained, which support acceptable parking provisions for the size and nature of the development.

Yours sincerely
Kate Walsh

Continued...

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