

Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
Lancashire  
BB7 2RA

Phone: 0300 123 6780  
Email: [Kathryn.Walsh@lancashire.gov.uk](mailto:Kathryn.Walsh@lancashire.gov.uk)  
Your ref: 3/2025/0251  
Our ref: 3/2025/0251/HDC/KW  
Date: 17 April 2025

**Location:** Lindeth House 36 Clitheroe Road Whalley BB7 9AB  
**Proposal:** Proposed extension and conversion of single-storey garage to annex.  
**Grid Ref:** 373512 436652

Dear Lucy Walker

With regard to your consultation letter dated 7 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

The Highway Development Control Section of Lancashire County Council has no objections to the planning application and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

The proposal will result in the removal of garage parking facilities for the dwelling however there are acceptable parking provisions retained within the existing driveway, as such the effect of the development on the operation of the local highway network would be negligible.

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 detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling and shall not be used by way of sale or sub-letting to form separate residential accommodation.  
**Reason:** To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area and to ensure that adequate parking provision is retained on site.

Yours sincerely  
Kate Walsh  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council  
W: <http://www.lancashire.gov.uk>

Continued...