

Ribble Valley Borough Council
Planning Section
Council Offices
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Clitheroe
BB7 2RA

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Your ref: 03.25.0282
Our ref: 03.25.0282
Date: 25.04.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0282

Grid Ref: 372564 436747

Proposal: Proposed redevelopment of the existing dwellinghouse, including first floor extension, raising of the roof pitch, installation of rooflights and new roof to existing garage. Demolition of existing rear conservatory and construction of single storey rear extension and new front porch. Addition of new render and composite boarding to external elevations.

Location: 11 Whittam Crescent Whalley BB7 9SD

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

There are three parking spaces provided for this proposal - a 4-bedroom and this accords with parking standards.

A secure, covered cycle store is required for 4 bicycles and an electric vehicle charging point. Reason: To promote sustainable forms of transport and aid social inclusion.

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

Condition

- Prior to work starting on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents and pedestrians in the vicinity of the site.
- Any changes to the parking area shown on the approved plans shall be surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling. Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

Kind regards

Tahira

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

