

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

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Your ref: 03.25.0304
Our ref: 03.25.0304
Date: 25.06.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0304

Proposal: Proposed demolition of existing garage, single-storey side and front L shaped extension, single-storey side garage extension, rear dormer window and alterations to roof including removal of existing dormer windows.

Location: 2 Chapel Close Old Langho Blackburn BB6 8HU

The submitted documents and plans have been reviewed, and the following comments are made.

It has been noted that Chapel Close (X6372) is a privately maintained road.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Kind regards

Tahira

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