

Ribble Valley Borough Council

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Your ref: 25.0356

Our ref: D3.25.0356

Date: 16th June 2025

App no: 25.0356

Address: 4 - 5 Brookside Holden Lane Bolton by Bowland

Proposal: Removal of three single storey extensions, erection of a single storey front entrance extension, rear two storey extension and fenestration amendments. Retrospective submission relating to the formation of front parking area.

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

Proposal

The application seeks to remodel the dwelling to reduce from 4 to 3 bedrooms and with an off-street car parking area accessed from the private road adjacent to Barret Hill Brow.

Access

The unnamed access road to the front of the dwelling is privately maintained.

Parking

The parking area measures 7.25m wide by 5.79 tapering to 5.35m deep. The size is suitable to accommodate 2 vehicles.

The parking area is excavated into the land and is bounded by retaining walls.

We would request that the following matters are addressed: -

1. The height of the retaining walls between the carriageway for at least 2m back into the parking area should be a maximum height of 1m. This is to allow the driver and highway users to maximise the visibility when manoeuvring at the access.
2. The surface of the parking area should be paved in a bound and porous material to avoid any loose material and surface water being deposited onto the highway and vice versa.

Conclusion

Subject to the above matters being addressed Lancashire County Council acting as the 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, capacity or amenity in the immediate vicinity of the site.

Kelly Holt
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Highways Network Management
Highways and Transport
Lancashire County Council
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