

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

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Your ref: 03.25.0435
Our ref: 03.25.0435
Date: 10.06.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0435

Grid Ref: 373253 436428

Proposal: Proposed two storey side extension and rear bay window.

Location: 6 The Grove Whalley BB7 9RN

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

There is loss of a garage with this proposal. No parking plan has been submitted. A parking plan is required to show the 3 parking spaces required by parking standards can be achieved with the curtilage of the property. If the vehicular crossing needs to be extended across the parking area to prevent damage to the footway then please see the informative note below. The dwelling is on a cul de sac and parking on a turning head is not permitted for highway safety reasons.

Should the parking be achievable within the curtilage of the property then there is no objection to the proposal and the following conditions are recommended

Conditions

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.
- Prior to the first occupation a secure, covered cycle store shall be provided. Reason: To promote sustainable forms of transport and aid social inclusion.

Informative Note

- This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work

begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

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