

Ribble Valley Borough Council

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Your ref: 25.0450

Our ref: D3.25.0450

Date: 30th June 2025

App no: 25.0450

Address: 1 Bramley View, Clitheroe

Proposal: Permission in principle for one dwelling in the garden.

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

History

2 Bramley View

3/2022/0287 – Partial demolition of existing stable buildings and erection of new stable building. Approved

3/2022/0417 – Proposed single and two storey extension. Refused.

Proposal

The application seeks to build a new dwelling on land to the rear of Bramley View accessed via an unnamed privately maintained access on Clitheroe Road.

The Highway Authority would request that the red edge is extended to include the unnamed privately maintained access up to where it joins Clitheroe Road.

Access

The proposed dwelling would be accessed from the unnamed privately maintained road which currently serves the rear of 1 – 3 Exton Terrace and 1 – 10 Bramley View.

The access road is unmade and will likely deteriorate during the construction phase of the dwelling. Measures to mitigate this would be requested at stage 2, should the application be approved, to include pre-commencement and post completion surveys with any damage repaired within and agreed timetable following completion.

The refuse collection arrangements should be provided at stage 2 to ensure that the maximum distances for residents and operatives to move waste is not exceeded.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

The on-street parking around the site is not restricted and both the access road and Clitheroe Road have 7.5 – 8.5m wide carriageways which allows on-street parking without causing an obstruction to traffic flow.

Sustainability

Bus services M2 (Burnley – Clitheroe), 280 (Preston – Skipton) and 22 (Clitheroe – Shadsworth) (services 280 and 22 are subsidised by LCC) runs along Clitheroe Road with bus stops within approximately 150m from the centre of the site.

The Local Cycling and Walking Infrastructure Policy (LCWIP) for Ribble Valley, Clitheroe Road is identified as a strategic route between Whalley and Barrow.

The nearest primary school and food convenience shop are located 1km to the north of Barrow. This exceeds the recommended walking distance. The local and employment facilities are located in Clitheroe which is approximately 5km to the north which can be accessed by bus and cycle.

The dwelling will require a secure, covered cycle store and an electric vehicle charging point to support sustainable travel.

Parking

The dwelling will require off-street car parking with 1 space for 1 bedrooms, 2 spaces for 2-3 bedrooms and 3 spaces for 4+ bedrooms and a secure, covered cycle store.

Garages should be 3m by 6m internally to count as a parking space and cycle parking.

Conclusion

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
www.lancashire.gov.uk