

Ribble Valley Borough Council
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Your ref: 3/2025/0455
Our ref: 3/2025/0455/HDC/KW
Date: 19 June 2025

Location: Carniola Whins Lane Simonstone Lancashire BB12 7QT
Proposal: Proposed Erection of detached garage within garden curtilage.
Grid Ref: 377466 435248

Dear Emily Pickup

With regard to your consultation letter dated 11 June 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local 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 or capacity in the immediate vicinity of the site.

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a detached garage within the garden curtilage at Carniola, Whins Lane, Simonstone.

The LHA are aware that the dwelling will continue to be accessed off Whins Lane which is an unclassified road subject to a national speed limit. There is ample parking and manoeuvring space within the proposed driveway and garage for the size and nature of the site, and as such, the LHA have no objections to the proposed development.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide and a double garage is 6m in length and 6m wide. The recommended distance is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension, they should not be counted as a parking space.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

Lancashire County Council
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