

Ribble Valley Borough Council
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Your ref: 3/2025/0518
Our ref: 3/2025/0518/HDC/KW
Date: 02 October 2025

Location: The Bungalow Simonstone Lane Simonstone BB12 7NU
Proposal: Proposed first floor extensions and alterations.
Grid Ref: 377535 434134

Dear Kathryn Hughes

With regard to your consultation letter dated 30 September 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

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, capacity or amenity in the immediate vicinity of the site subject to the following condition being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed first-floor extensions and alterations at The Bungalow, Simonstone Lane, Simonstone.

Site Access

The site will be accessed via an existing access on to a private access track that meets the adopted highway at Simonstone Lane, which is classified as the C554, subject to a speed limit of 30 mph fronting the site access. The site access will remain unaltered following the proposal.

Internal Layout

The LHA have reviewed PGB drawing number 003 titled "Proposed Site Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m 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

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of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). The proposed alterations to the garage meet the recommended minimum internal dimensions to support off-street parking provisions, and the existing driveway will be unaltered, supporting additional off-street parking spaces.

Condition

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Yours sincerely
Kate Walsh
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