

Ribble Valley Borough Council

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Your ref: 25.0531

Our ref: D3.25.0531

Date: 6th August 2025

App no: 25.0531

Address: Land rear of Pendle Street East Sabden BB7 9FX

Proposal: Proposed erection of single-storey dwelling house (self-build) within existing garden curtilage together with new access and hardstanding and demolition of garage.

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

Proposal

The application seeks permission to construct a new 2 bedroom bungalow on land to the rear of 19 Pendle Street East which is currently used as a garden.

Sustainability

Bus service 64 (Burnley – Clitheroe (via Whalley & Padiham)) provides an hourly service Mon – Sat 07:00 – 18:00 and Sun 10:00 – 18:00. This bus service is subsidised by Lancashire County Council.

There are bus stops on Whalley Road and Padiham Road within 400m walking distance of the site, none are to a quality bus stop standard.

The nearest primary school and convenience food shop are located within walking distance of the site.

The site is located rurally and accessed via rural roads which would be appropriate for experienced cyclists due to the steep terrain and high vehicle speeds.

The site is considered to be able to support a limited amount of sustainable travel.

Construction traffic

A construction traffic management plan is requested together with pre and post commencement construction photographic surveys and any damage during the construction period repaired by the applicant.

Lancashire County Council

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

Access

Pendle Street East is unclassified and subject to a 30mph speed limit.

Access to the site is taken from Pendle Street East using the existing access between numbers 15a and 17a. The existing street between 15a and 17a is privately maintained with no highway status recorded.

An existing garage will be demolished to create a new 3m wide access to the dwelling with the first 5m of the access paved in tarmac. The boundary walls are to be set back and splayed along the street to provide suitable visibility for the low speed and volume street environment.

Internal Layout and parking

There are 2 car parking spaces proposed within the site with space to turn and exit in forward gear. There is a secure cycle store which accords with the parking standards for a 2 bedroom dwelling.

The new dwelling will be required to provide an electric vehicle charging point under Building Regulations to support sustainable travel.

Conclusion

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Pre-commencement and post-completion photographic surveys shall be completed and submitted to the Local Planning Authority for the section of unmade street between Pendle Street east and the site access. Any damage caused during this period shall be repaired in conjunction with the Highway Authority and under an agreed timetable. Reason: For highway safety.
3. Prior to the first occupation the access driveway and parking area shall be constructed in a bound porous material and made available for use and maintained



for that purpose for as long as the development is occupied. Reason: To ensure adequate parking provision is provided.

4. Prior to the first occupation the secure cycle store shall be provided and maintained thereafter. Reason: To support sustainable travel.

Kelly Holt
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