

Ribble Valley Borough Council

Phone: [REDACTED]

Email: [REDACTED]

Your ref: 25.0535

Our ref: D3.25.0535

Date: 4th August 2025

App no: 25.0535

Address: Hawthorn Bungalow Rimington Lane Rimington BB7 4DP

Proposal: Proposal: Variation of Condition 2 (Plans), 3 (Materials), 4 (Roof Lights), 10 (Land Levels), 12 (Occupancy), 13 (Parking) on planning permission 3/2023/0660 (Proposed demolition of existing bungalow and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works

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

History

3/2023/0660 - Proposed demolition of existing bungalow and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works

Proposal

The application seeks to vary the consented approved floor plans and elevations in application 3/2023/0660 and the non material amendments contained in 3/2024/0248 to occupy the same footprint of the existing consented scheme.

Condition 12 (access) – The access position and general geometry is the same as previously approved. The surface of the access appears to be shown as 'gravel', which is not acceptable and should be constructed in a bound and porous material. The condition 14 on application 2023/0660 should be noted which requires visibility splays of 2.4m by 43m to both sides of the access along Rimington Lane must be provided. This appears to conflict with the new 'native hedge' which is shown on the existing verge along Rimington Lane between the site access and access to Stubs Wood Farm.

Condition 13 (parking) – This is considered acceptable to provide a minimum of 3 off-street car parking spaces with space to turn and allow vehicles to exit in forward gear.

Kelly Holt

Highway Development Control Engineer
Highways Network Management
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

