

Ribble Valley Borough Council

Phone: [REDACTED]

Email: [REDACTED]

Your ref: 25.00546

Our ref: D3.25.0546

Date: 8th August 2025

App no: 25.0546

Address: 49 Whalley Road Sabden BB7 9DZ

Proposal: Division of existing 5 bedroom dwelling at the former presbytery to St Mary's Church to form one 3 bedroom residential dwelling and an additional 1 bedroom residential apartment. Demolition of 2 garages and store outbuilding. Retention of existing ground floor sacristy.

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

Access

The existing access on Whalley Road will be used to provide vehicle access to the car parking at the rear of the buildings, no changes to the access are proposed or are considered necessary.

The existing pedestrian access on Whalley Road will be widened to provide two separate pedestrian accesses to the dwellings.

The refuse bins are shown stored at the rear, these will need moving to the kerbside of Whalley Road on collection day.

Parking

There are two garages and an outbuilding to be demolished to the rear of the buildings. These are replaced with three car parking spaces, one parking space for the first floor one-bed apartment and two parking spaces for the three-bed dwelling which accords with the parking standards. Secure cycle stores should be provided to support sustainable travel.

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.

Should the application be approved the following condition is requested.

1. Prior to first occupation a secure cycle store shall be provided for each dwelling.
Reason: To support sustainable travel.

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

