

Ribble Valley Borough Council
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Your ref: 3/2025/0549
Our ref: 3/2025/0549/HDC/KW
Date: 02 September 2025

Location: 6 Brookside Langho BB6 8AP
Proposal: Proposed extension and redevelopment of existing house including two storey side extension, single storey rear extension with external flue and new front porch.
Grid Ref: 370233 436002

Dear Lucy Walker

With regard to your consultation letter dated 4 August 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

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 conditions 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 extension and redevelopment of existing house including two storey side extension, single storey rear extension with external flue and new front porch at 6 Brookside, Langho.

Site Access

The LHA have reviewed drawing number A1.2 titled Existing and proposed site plan and are aware that the site access will remain unaltered following the proposal. Therefore, the LHA have no further comments to make regarding the access.

Internal Layout

The LHA have reviewed drawing number A1.2 titled Existing and proposed site plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

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Conditions

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

2. Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmacadam, concrete, block paviments, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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