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Your ref: 3/2025/0566
Our ref: 3/2025/0566/HDC/KW
Date: 01 October 2025

Location: 4 Tintern Close Read Simonstone BB12 7SS
Proposal: Proposed single-story rear extension with open balcony at first floor, dormer extensions on both sides of the roof slope and the addition of solar panels.
Grid Ref: 376858 434259

Dear Emily Pickup

With regard to your consultation letter dated 26 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 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 single-story rear extension with open balcony at first floor, dormer extensions on both sides of the roof slope and the addition of solar panels at 4 Tintern Close, Read, Simonstone.

Site Access

The site will be accessed via an amended access onto Tintern Close, an unclassified road with a speed limit of 20 mph fronting the site access. The submitted drawing indicates that an extended vehicle access is proposed.

This is acceptable to Lancashire County Council's Highways, the extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980. The applicant should be aware that the extension may require any nearby street furniture, such as manhole covers and/or gullies, to be relocated at the expense of the applicant.

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Internal Layout

The LHA have reviewed drawing number 007-001-01 Rev A 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.

Conditions

1. The development hereby permitted shall not be occupied or brought into use until the car parking 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 pavements, 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.

Informative notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority at highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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