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Your ref: 3/2025/0881  
Our ref: 3/2025/0881/HDC/KW  
Date: 20 November 2025

**Location:** Bank House Sawley Road Grindleton BB7 4RS  
**Proposal:** Proposed rear extension to existing garage.  
**Grid Ref:** 377164 446314

Dear Ben Taylor

With regard to your consultation letter dated 14 November 2025, I have the following comments to make based on all the information provided by the applicant to date.

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 or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed rear extension to existing garage at Bank House, Sawley Road, Grindleton.

The garage will be accessed via an existing access onto Sawley Road, which is classified as the C571, with a national speed limit fronting the site access.

The proposal will extend the existing garage, whilst the garage does not meet current standards in terms of its setback distance from the highway, the garage access has a good road safety record, with no injury collision accidents recorded within the last 5 years within the vicinity of the access point.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition be appended to the decision notice:

1. The garage hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation.  
**Reason:** To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area and to ensure that adequate parking provision is retained on site.

Continued...

Yours sincerely  
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