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Your ref: 3/2025/0594

Our ref: 3/2025/0594

Date: 07 August 2025

Location: Northcote Hotel Northcote Road Langho BB6 8BE

Proposal: Proposed single-storey extension to provide storage

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

History

3/2025/0260 - Proposed single storey extension to provide additional function room. Permitted.

3/2023/0452 - Proposed construction of single storey pavilion restaurant. Change of use of grazing land to hotel grounds and to facilitate new vehicular access, parking and landscaping. Permitted

3/2018/0795- Proposed extension to provide additional function room, with associated patio areas. Permitted.

3/2014/0382- Non-material amendment to planning permission 3/2014/0154/P. Reduction of building from 3 storey to 2 storey. amendment of finished ground level from +76.00m to +77.0m resulting in a reduced ridge height of +87.65m. Overall number of bedroom suites reduced from 10 No. to 8 No. Permitted.

3/2014/0154-Proposed construction of a new bedroom lodge building with guest bedrooms and access track and car parking. Permitted.

3/2012/0332- Application for the renewal of planning permission 3/2009/0133P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking. Permitted.

Proposal

The application seeks to erect a building 24.8sqm floor area for the storage of tables and chairs to allow flexibility for hosting different types of events.

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Access and parking

There is an existing access on Northcote Road, which is a classified C546 and subject to a 30mph speed limit. There are no changes to the access proposed.

There is no loss of parking as a result of the extension, there is no requirement to increase the car parking as a result of the proposal.

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.

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