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Your ref: 3/2025/0605
Our ref: 3/2025/0605/HDC/KW
Date: 29 October 2025

Location: Thoroughgoods 1 Whittingham Road Longridge PR3 2AA
Proposal: Proposed erection of a 1-storey rear extension to create additional storage of the existing shop (Class E(a))
Grid Ref: 360065 437102

Dear Lucy Walker

With regard to your amended consultation, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

Lancashire County Council acting as the Local Highway Authority (LHA) 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a 1-storey rear extension to create additional storage of the existing shop (Class E(a)) at Thoroughgoods 1 Whittingham Road, Longridge.

The LHA are aware of the historical planning applications for the site, applications 3/2012/0245 and 3/2011/0864 an existing rear storage demolition, proposed single storey to rear and two-storey to side, existing side gate repositioned and internal alterations to the property.

Site Access

The site is currently accessed via an existing access on to Whittingham Road, classified as the B5269 with a speed limit of 30 mph fronting the site access. There is also pedestrian access from Chatburn Road.

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Internal Layout

The site forms a shop on the ground floor level and a 4 bedroom dwelling on the first floor. The applicant has provided information regarding the existing parking arrangements which is that the first-floor 4-bedroom flat has historically operated without dedicated off-street parking and two parking spaces retained are used by the shop owners.

Service and Delivery

Deliveries to the shop are made by small vans that stop briefly at the kerbside on Chatburn Road, where the shop's front entrance is located. Given the scale of the shop, deliveries will continue as existing, using small local supplier vans (typically once per week), and take place outside of peak traffic hours.

The proposal is for ancillary storage space for the existing shop and will not increase customer floorspace, staffing levels, or delivery frequency.

Condition

1. The parking area shall thereafter always remain available for parking of vehicles associated with the development. Vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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