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Your ref: 3/2025/0680  
Our ref: 3/2025/0680/HDC/KW  
Date: 10 September 2025

**Location:** 12 Northcote Park Langho Blackburn BB6 8FB  
**Proposal:** Proposed garage conversion.  
**Grid Ref:** 370552 434610

Dear Lucy Walker

With regard to your consultation letter dated 3 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 condition**

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.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the proposed garage conversion at 12 Northcote Park, Langho, Blackburn.

The LHA are aware that the site access will remain unaltered following the proposal. The LHA have reviewed drawing number A1.2 titled "Proposed Site Plan" and are aware that whilst the garage will be removed, the existing driveway will be retained, providing 4 off-street parking spaces. As such 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.

A section of storage area will also be retained, which could provide covered secure cycle storage, which was considered as part of the original Northcote Park development by the highway authority. This will ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

#### **Conditions**

1. The detached building hereby permitted shall be used solely for domestic purposes only and ancillary to the enjoyment of the existing dwelling, 12

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**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD

Northcote Park, and shall not be used as a separate dwelling or for any other purpose whatsoever.

**Reason:** To protect the residential amenities of the site and neighbourhood.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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