

Ribble Valley Borough Council
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Lancashire
BB7 2RA

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Your ref: 3/2025/0681
Our ref: 3/2025/0681/HDC/KW
Date: 30 January 2026

Location: 14 Lancaster Drive Clitheroe BB7 2PD
Proposal: Proposed partial demolition of existing dwelling, and rebuild with extensions, alterations and roof lift with rear dormer extensions.
Grid Ref: 373257 441471

Dear Emily Pickup

With regard to your further consultation, 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 partial demolition of existing dwelling, and rebuild with extensions, alterations and roof lift with rear dormer extensions at 14 Lancaster Drive, Clitheroe, BB7 2PD.

Site Access

The site will be accessed via the existing access points on to Lancaster Drive, an unclassified road, with a speed limit of 20 mph fronting the site access.

Internal Layout

The LHA have reviewed PGB drawing number 0104 revision 2 titled Proposed Ground Floor Plan 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.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family

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car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). The proposed garage meets the recommend minimum internal dimensions and as such can be counted as a parking space.

Conditions

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas 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. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.
Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.
3. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.
Reason: To ensure that adequate parking provision is retained on site.
4. Deliveries to the approved development during demolition and construction shall only be accepted between the hours of 9.30am and 2.30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.
Reason: In the interest of highway safety and to avoid conflict associated with the increase in traffic and pedestrian movement during school start and finish times

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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