

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.25.733
Our ref: 03.25.733
Date: 13.08.2026

For the attention of Lucy Walker

Planning Application No: 3/2025/0733

Grid Ref: 370573 433997

Proposal: Proposed side extension with front and rear dormer roof extensions.

Location: 41 St Marys Drive Langho BB6 8DL

The amended plans have been viewed together with the history of the site (emails sent 12.2.26, and 18.5.26), and the following comments are made.

To create space for 3 off road parking spaces, as required by parking standards for this size of proposal, ref. Drawing 101 Rev C (28.7.26) Proposed Site Plan, submitted the vehicular crossing must be widen to the full width of the drive, in order to prevent damage to the footway.

It should be noted that the applicant will be liable to the full cost of any relocation of street furniture/service boxes which conflict with the proposed vehicular crossing.

The Highway Development Control Section does not have any objection in principle regarding the proposed development at the above location, subject to the above comments being noted and condition being applied to any formal planning approval.

Condition

- Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5 m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Informative Note

- This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please

contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

