

Ribble Valley Borough Council  
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Your ref: 3/2025/0752  
Our ref: 3/2025/0752/HDC/KW  
Date: 09 October 2025

**Location:** Fairfield Eastham Street Clitheroe BB7 2HY  
**Proposal:** Proposed demolition of existing garage, lobby and utility room to be replaced with single storey kitchen extension and store.  
**Grid Ref:** 374191 442328

Dear Emily Pickup

With regard to your consultation letter dated 25 September 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of existing garage, lobby and utility room to be replaced with single storey kitchen extension and store at Fairfield, Eastham Street, Clitheroe.

The LHA are aware that the proposal will result in the widening of the existing vehicle access to 5m wide. The accessed is on Eastham Street, which is an unclassified road subject to a 20mph speed limit. This is acceptable to Lancashire County Council's Highways, the extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of the Highways Act 1980.

The proposal includes the removal of an existing garage, replacing it with a store. 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 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). As the existing garage does not meet the current internal recommended measurements, it is unlikely to provide off-street parking provisions currently due to its restricted length. As such, the LHA has no objections.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

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

1. Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmacadam, concrete, block paviments, or other hard material to be approved by the Local Planning Authority.  
**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.
2. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway.  
**Reason:** to ensure the adopted highway is not obstructed or becomes hazardous to other road users, in the interests of highway safety.

Informative note:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely  
Kate Walsh  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council