

Ribble Valley Borough Council
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Your ref: 3/2025/0760
Our ref: 3/2025/0760/HDC/KW
Date: 17 October 2025

Location: 28 Longridge Road Chipping PR3 2QD
Proposal: Demolition of existing single storey garage and kitchen. Proposed two storey side extension and single storey rear extension with associated alterations.
Grid Ref: 362442 443076

Dear Lucy Walker

With regard to your consultation letter dated 9 October 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 or capacity in the immediate vicinity of the site.

The LHA are aware that the dwelling will continue to be accessed off Longridge Road which is a C classified road subject to a 20mph speed limit. A 3-bedroom dwelling should provide at least 2 off-street parking spaces to ensure a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. These spaces should measure at least 5m in length and 2.4m wide, where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided. If the driveway has shared pedestrian access an additional 0.8m should also be provided.

Whilst the proposal will remove the existing garage, the LHA is of the opinion that 2 off-street parking spaces can be provided within the site, as such the LHA has no objections to the proposal.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios." (Paragraph 116). The Local Highway Authorities detailed examination of this application concludes there are no highway grounds to support an objection as set out by NPPF.

Yours sincerely
Kate Walsh

Continued...

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