

Ribble Valley Borough Council
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Phone: 0300 123 6780
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Your ref: 3/2025/0783
Our ref: 3/2025/0783/HDC/KW
Date: 29 October 2025

Location: 2 Cherry Tree Road Whalley BB7 9YH
Proposal: Proposed two storey extension to rear of property to create additional living accommodation.
Grid Ref: 372709 436352

Dear Emily Pickup

With regard to your consultation letter dated 22 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 (LHA) 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 Local Highway Authority (LHA) are in receipt of an application for the proposed two storey extension to rear of property to create additional living accommodation at 2 Cherry Tree Road, Whalley.

The LHA are aware that the site access will remain unaltered following the proposal. There are no proposed changes to the existing parking provisions, nor will the development increase the number of bedrooms within the dwelling as such, the effect of the development on the operation of the local highway network would be negligible.

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
Assistant Engineer
Highway Development Control
Highways and Transport

Continued...

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