

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0793
Our ref: 3/2025/0793/HDC/KW
Date: 17 October 2025

Location: 11 Whittam Crescent Whalley BB7 9SD
Proposal: Proposed demolition of existing rear conservatory and construction of single-storey rear extension and new front porch. Addition of new render and composite boarding to external elevations and proposed new roof to existing garage.
Grid Ref: 372564 436747

Dear Emily Pickup

With regard to your consultation letter dated 8 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, capacity or amenity in the immediate vicinity of the site subject to the following condition being stated on any approval.

The LHA are aware of the recent planning application for the site, application reference 3/2025/0282, which was approved by the Local Planning Authority.

The LHA are aware that the dwelling will continue to be accessed off Whittam Crescent which is an unclassified 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.

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 LHA would however, request that the driveway be appropriately surfaced in bound porous materials, not loose stone, gravel or grasscrete.

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). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space.

1. The parking area shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: <http://www.lancashire.gov.uk>