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Your ref: 3/2025/0836
Our ref: 3/2025/0836/HDC/KW
Date: 15 December 2025

Location: 2 Harewood Avenue Simonstone BB12 7JB
Proposal: Proposed two-storey side extension to extend existing bedrooms and bathroom at first floor and new roof canopy to the front.
Grid Ref: 377111 434587

Dear Emily Pickup

With regard to your consultation letter dated 12 December 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 subject to the following conditions being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for the proposed two-storey side extension to extend existing bedrooms and bathroom at first floor and new roof canopy to the front at 2 Harewood Avenue, Simonstone.

The site will be accessed via an amended access on to Harewood Avenue which is an unclassified road with a speed limit of 20 mph fronting the site access.

A 4-bedroom dwelling should have 3 off street parking spaces to comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. These spaces should measure 2.4m wide x 5m long.

The proposed amendments to the parking area as shown on drawing H.A2/5 are acceptable and will ensure the development has adequate off-street parking provisions. As the area is accessed from the adopted highway it must be properly consolidated and surfaced in bound porous materials, not loose stone, gravel or grasscrete. It will also require the applicant to extend the vehicle crossing across the entire parking area under a Section 171 Agreement of the Highways Act 1980.

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It should also be noted that there is a utility chamber situated within the proposed vehicle crossing; the applicant will need to discuss the relocation of the chamber directly with the utility company.

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

1. Before the parking areas are used for vehicular purposes, they 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. The surface water from the approved driveway shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

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 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>
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

Lancashire County Council

W: www.lancashire.gov.uk