

Ribble Valley Borough Council
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Your ref: 3/2025/0836
Our ref: 3/2025/0836/HDC/KW
Date: 30 October 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 24 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 consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

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 existing 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. Where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided, and where the driveway is shared pedestrian access an additional 0.8m should be provided.

The LHA have reviewed drawing number H.A2/4 titled Proposed Site Plan and are aware that the dwelling will remove the current parking provision within the existing garage and the existing driveway will be reduced in size to 4.6m long, which is not an appropriate length to provide off-street parking provisions as such the LHA would not support the proposal as it is currently presented.

The applicant should provide a detailed dimensional parking plan showing 3 off-street parking spaces within the site in line with the parking standards as described above.

Continued...

Yours sincerely
Kate Walsh
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Highways and Transport
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