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Your ref: 3/2025/0872  
Our ref: 3/2025/0872/HDC/KW  
Date: 09 December 2025

**Location:** 137 Whalley Road Langho BB6 8AA  
**Proposal:** Demolition of rear conservatory and replace with a single storey extension. Reduce size of attached side garage and convert to a bedroom. Remove front porch and add a central front entrance open porch/canopy and alterations to front fenestration.  
**Grid Ref:** 370866 434679

Dear Lucy Walker

With regard to your consultation letter dated 25 November 2025, I have the following comments to make based on all the information provided by the applicant to date.

**No objection subject to condition**

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 subject to the following condition being stated on any approval subject to the following conditions.

The Local Highway Authority (LHA) are in receipt of an application for demolition of rear conservatory and replace with a single storey extension. Reduce size of attached side garage and convert to a bedroom. Remove front porch and add a central front entrance open porch/canopy and alterations to front fenestration at 137 Whalley Road, Langho.

There is no increase in the number of bedrooms within the dwelling, and whilst the existing garage will be converted into additional living space, an acceptable level of off street parking will be retained within the existing driveway. As such, the effect of the development on the operation of the local highway network would be negligible.

Where deliveries by HGVs for the construction of the proposal are required I would recommend that these deliveries are limited to after 9am and before 2:30pm to avoid conflict with school pedestrians walking to St Mary's Roman Catholic Primary School and the associated increase in traffic during school start and finish times.

Should your council be mindful of granting planning approval, I would ask that the following conditions and advice notes be appended to any associated consent:

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1. During the construction phase, HGV deliveries to the approved development shall only be accepted between the hours of 09:00 am and 14:30 pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

**Reason:** In the interest of highway safety.

2. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.
- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

**Reason:** In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Informative note:

- There must be no storage of materials in the public highway at any time.
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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