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Your ref: 3/2025/0880  
Our ref: 3/2025/0880/HDC/KW  
Date: 24 November 2025

**Location:** 26 Whalley Road Langho BB6 8EJ  
**Proposal:** Retrospective application for single storey side extension.  
**Grid Ref:** 370183 433762

Dear Ben Taylor

With regard to your consultation letter dated 7 November 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

**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, capacity or amenity in the immediate vicinity of the site subject to the following condition being stated on any approval.

**Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed retrospective application for single storey side extension at 26 Whalley Road, Langho.

The LHA are aware of the recent planning application for the site is as follows:

3/2025/0268 - Non material amendment to planning permission 3/2012/0034 involving alterations to the design of the previously approved side extension which remains extant following the implementation of other elements of the approved scheme.

3/2024/0614 - Retention of and alterations to single-storey extension to side, including alterations to the existing driveway and parking provision, and addition of a partial pitched roof.

3/2024/0155 - Retrospective change of use from a dwelling house (C3) to a residential institution (C2) including demolition of garage and construction of a single-storey extension to the side and additional parking to front.

Continued...

**Site Access**

The site will be accessed via an existing access onto Whalley Road classified as the A666 with a speed limit of 30 mph fronting the site access. The LHA undertook a site visit to ensure the visibility splays at the access and nearby junction where acceptable.

**Internal Layout**

The LHA have reviewed the existing off street parking provisions and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

**Condition**

1. The parking area shall thereafter always remain available for parking of vehicles associated with the dwelling. 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

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