

Ribble Valley Borough Council
Planning Section
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Your ref: 03.25.0886
Our ref: 03.25.0886
Date: 30.01.2026

For the attention of Maya Cullen

Planning Application No: 3/2025/0886

Proposal: Proposed demolition of existing conservatory and the construction of a two-storey side extension.

Location: 5 Stanley Court Talbot Street Chipping PR3 2GE

The plans and information submitted have been viewed and the following comments are made.

There is an increase in number of bedrooms with this proposal from 2 to 3 however parking standard requirements will remain the same. There is no increase in parking space requirements with this proposal therefore the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site.

As the proposal is for demolition and construction works then the condition is required to maintain safety and to minimise disruption to the highway network.

There is no objection to the proposal subject to the comments being noted and the following condition.

Condition

- No development shall commence on the site until such time as a construction traffic management plan, including as a minimum detail of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable. REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Kind regards

Tahira

Tahira Akhtar BA (Hons)

Lancashire County Council
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Technician
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