

Ribble Valley Borough Council
Planning Section
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Your ref: 03.25.0902
Our ref: 03.25.0902
Date: 31.12.2025

For the attention of Kathryn Hughes

Planning Application No: 3/2025/0902

Grid Ref: 367247 433322

Proposal: Proposed demolition of a detached 4-bed dwelling and erection of one self-build detached four-bed dwelling.

Location: Bromiley Ribchester Road Clayton le Dale

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

The proposal is for a replacement dwelling. There is no change to the number of bedrooms which will remain as existing at 4.

With reference to the Design & Access Statement, 8.5 Access, Parking and Refuse; this complies with parking standard requirements.

Site Access - The LHA are aware that the proposed dwelling will be accessed off Ribchester Road which is a B classified road subject to a 30mph speed limit. The LHA are aware that the proposed access, which is currently existing and serves Bromiley, will also serve the proposed replacement dwelling.

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 conditions being stated on any approval.

Conditions

- The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity. REASON: To reduce the possibility of deleterious material being deposited in the highway (loose

stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024)

- The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented. Thereafter the onsite parking provision shall be so maintained in perpetuity in accordance with the approved plans. REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).
- The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle. Reason: To facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings", and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.
- No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details 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)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

