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Your ref: 3/2025/0913  
Our ref: 3/2025/0913/HDC/KW  
Date: 24 February 2026

**Location:** The Rochfords Longridge Road Hurst Green Lancashire BB7 9QW  
**Proposal:** Proposed redevelopment of existing dwelling to include demolition of existing conservatory and single storey side extension; raising the roof height to provide first floor living accommodation; alterations to fenestration and erection of open front porch.  
**Grid Ref:** 368313 437726

Dear Maya Cullen

With regard to your consultation letter dated 5 February 2026, I have the following comments to make based on all the information provided by the applicant to date.

### Summary

#### **No objection subject to conditions**

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.

### Advice to Local Planning Authority

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed redevelopment of existing dwelling to include demolition of existing conservatory and single storey side extension; raising the roof height to provide first floor living accommodation; alterations to fenestration and erection of open front porch at The Rochfords, Longridge Road, Hurst Green.

#### **Site Access**

The site will be accessed via an existing access on to Longridge Road which is classified as the B6243 with a speed limit of 40 mph fronting the site access.

#### **Internal Layout**

The LHA have reviewed drawing number A1.2 titled "Proposed Site Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint

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Lancashire Structure Plan. There is also room to turn within the site allowing for ingress and egress in forward gear.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space.

### **Sustainability**

The site would benefit from increasing its sustainable transport options to actively encourage and support sustainable transport use. Such as including covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport.

In addition, given the nature of the application, the development is expected to incorporate at least one electric vehicle (EV) charging point to further encourage sustainable travel choices. In line with Department for Transport (DfT) guidance on Electric Vehicle Charging in Residential and Non-Residential Buildings, charge points must deliver a minimum power output of 7 kW and be equipped with a universal socket capable of charging all types of electric vehicles.

### **Conditions**

1. 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.
  - Arrangements for turning of vehicles within the site.
  - Measures to protect vulnerable road users (pedestrians and cyclists).
  - Wheel washing facilities.
  - 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.
  - Construction vehicle routing.
  - 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.

2. The car parking area shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority. The car parking and manoeuvring areas shall thereafter be kept free of obstruction and available for the parking cars at all times.

**Reason:** To allow for the effective use of the parking areas.

Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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