

Ribble Valley Borough Council
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Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0914
Our ref: 3/2025/0914/HDC/KW
Date: 18 December 2025

Location: 21 Mayfair Crescent Wilpshire BB1 9PY
Proposal: Proposed front and rear dormer roof extensions and internal layout changes.
Grid Ref: 368683 432117

Dear Lucy Walker

With regard to your consultation letter dated 28 November 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

The proposed amendment makes changes to the existing off street parking provisions, providing an additional off-street parking space. As the dwelling is 2 bedrooms it should be supported by 2 off street parking spaces in line with the parking standards as detailed in the Joint Lancashire Structure Plan. The widening of the parking area is acceptable and will ensure the development has adequate off-street parking provisions. As the area is accessed from the adopted highway it must be properly consolidated and surfaced in bound porous materials, not loose stone, gravel or grasscrete. It will also require the applicant to extend the vehicle crossing across the entire parking area under a Section 171 Agreement of the Highways Act 1980.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions and informative note are appended to the decision notice:

1. Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmacadam, concrete, block paviments, or other hard material to be approved by the Local Planning Authority.
Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

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2. The surface water from the approved driveway shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative note:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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