

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.25.0954
Our ref: 03.25.0954
Date: 24.04.2026

For the attention of Emily Pickup

Planning Application No: 3/2025/0954

Proposal: Proposed demolition of garage, storage building and porch and erection of new single storey extension to side and rear.

Location: 4 Valley View Sawley Road Grindleton BB7 4RP

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

Comments noted – Ref. application form: 'all neighbours who enjoy the use of this access road all have indicated they are satisfied with the proposals'

There are no traffic regulation orders on Sawley Road, or the surrounding area. An investigation of our 5 year accident data shows no collisions have occurred within the vicinity of the site.

Access is from Back Lane, and there is no change proposed to the existing access.

Bridleway BW0321055 must not be obstructed during construction works.

The Highway Development Control Section is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site.

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF

Therefore, no objection to the proposal subject to the above comments being noted.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

