

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.25.0959
Our ref: 03.25.0959
Date: 28.01.2026

For the attention of Emily Pickup

Planning Application No: 3/2025/0959

Proposal: Proposed two storey side extension, single storey rear extension and widening of the existing driveway.

Location: 11 Clitheroe Road Sabden BB7 9HD

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

There is no increase in number of bedrooms with this proposal which will remain at 3. Parking standard requirements for a 3 bedroom dwelling is 2 parking spaces and these can be provided on the drive once it has been widened.

As the proposal is near Sabden Primary School, the timing of the works, to avoid school drop-off and collection, is crucial to maintain safety and to minimise disruption to the highway network.

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.

Ref. Design, access and Heritage Statement, Ref. 177, Rev A, 14.1.26, and Existing and Proposed Site Plans 177-03 submitted there is no objection to the proposal subject to the following condition and comments being noted.

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Note

- This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

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

