

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

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Your ref: 03.25.0980
Our ref: 03.25.0980
Date: 29.01.2026

For the attention of Emily Pickup

Planning Application No: 3/2025/0980

Grid Ref: 373732 442109

Proposal: Regularisation of conversion of garage to living space with new window and door.

Location: 33 Shipton Road Clitheroe BB7 2RZ

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

It is noted that this is a retrospective application. There is no mention of number of bedrooms with this proposal, however, 2 parking spaces can be provided on the drive. Providing these meet parking standards requirements for the dwelling size ie 2 or 3 bedrooms, then there is no highway objection.

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

Kind regards

Tahira

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

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