

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.25.1003
Our ref: 03.25.1003
Date: 14.01.2026

For the attention of Lucy Walker

Planning Application No: 3/2025/1003

Proposal: Proposed first floor infill side extension built up off the existing single storey structure. Alterations to the existing single storey porch lean-to roof and first floor roof to adapt the roof forms to pitched roofs. Removal of the existing roof covering and re-roofing with natural slate. Additional associated alterations to include alterations to external windows and doors.

Location: Goose Hillock Cottage Park Gate Row Copster Green BB1 9ET

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

Ref. Planning and Heritage Statement (7.1, 7.2, 7.3) submitted, there is no objection to the proposal subject to the comments being noted.

Footpath 0338018, and 0338014 should not be obstructed during construction works.

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