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BB7 2RA

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Your ref: 3/2025/1007
Our ref: 3/2025/1007/HDC/KW
Date: 26 February 2026

Location: 1 The Acres Barrow BB7 9BH
Proposal: Proposed conversion of the existing dormer bungalow into a two-storey dwelling by removing the current roof, raising the walls and constructing a new roof to create a larger, full first-floor level. Erection of a single-storey side extension at the back of the property, demolition of the existing conservatory and replacement with an orangery. Construction of an extended front entrance.
Grid Ref: 373955 437933

Dear Emily Pickup

With regard to your consultation letter dated 6 February 2026, 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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of the existing dormer bungalow into a two-storey dwelling by removing the current roof, raising the walls and constructing a new roof to create a larger, full first-floor level. Erection of a single-storey side extension at the back of the property, demolition of the existing conservatory and replacement with an orangery. Construction of an extended front entrance at 1 The Acres Barrow BB7 9BH.

The LHA are aware that the dwelling will continue to be accessed off The Acres which is a private street subject to a 30mph speed limit. The site access will remain unchanged following the proposal, and therefore, the LHA has no further comments to make regarding the access.

The LHA have reviewed drawing number 2025/06 titled "Existing and Proposed Site Plan" and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

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The existing garage will be retained, although it does not meet the recommended dimensions for a single garage size, which is 6m long and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space.

It is recommended that whilst development takes place, the applicant enhances its sustainable transport options to actively encourage and support sustainable transport use. Including covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport. In addition, it is recommended to incorporate at least one electric vehicle (EV) charging point to further encourage sustainable travel choices. In line with Department for Transport (DfT) guidance on Electric Vehicle Charging in Residential and Non-Residential Buildings, charge points must deliver a minimum power output of 7 kW and be equipped with a universal socket capable of charging all types of electric vehicles.

Yours sincerely
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