

Ribble Valley Borough Council
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Your ref: 3/2026/0006
Our ref: 3/2026/0006/HDC/KW
Date: 23 January 2026

Location: Monks Barton Longsight Road Langho Lancashire BB6 8AD
Proposal: Proposed single storey double garage to replace adjoining dilapidated workshop, coal store and timber garage. Conversion of existing garage into bedroom/ensuite. Replacement of septic tank with sewage treatment plant.
Grid Ref: 370150 434646

Dear Lucy Walker

With regard to your consultation letter dated 9 January 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey double garage to replace adjoining dilapidated workshop, coal store and timber garage. Conversion of existing garage into bedroom/ensuite. Replacement of septic tank with sewage treatment plant at Monks Barton, Longsight Road, Langho.

The LHA are aware of the recent planning application for the site application reference 3/2025/0854 for prior notification of proposed larger home extensions, which was approved by the Local Planning Authority.

Site Access

The site will be accessed via an existing access onto a private access road, subject to a national speed limit. The private access road meets the highway maintained at public expense at Longsight Road, classified as the A59, which is also subject to a national speed limit. The private access road also serves Public Right of Way, FP0306006.

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Internal Layout

The LHA have reviewed drawing number 7276 – P03 titled Proposed Site Plan. Parking is available for at least 3 vehicles. The proposal includes an extension to the parking area which will facilitate turning in order to enter and leave in forward gear. As such, the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The recommended minimum internal dimensions for double garages are 6m in length and 6m in width. As such, the proposed garage is an acceptable size to provide parking provisions.

Public Right of Way

Please note that there are Public Rights of Way's (FP0306006) close to the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Sustainability

In addition, given the nature of the application, the development would benefit from the incorporation of 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.

Conditions

1. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.
Reason: To ensure that adequate parking provision is retained on site.
2. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.
Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.
3. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site, and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be

available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

Informative notes:

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- All references to public highway include footway, carriageway, and verge.
- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council

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