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Your ref: 3/2026/0008  
Our ref: 3/2026/0008/HDC/KW  
Date: 26 February 2026

**Location:** 57 Edisford Road Clitheroe BB7 3LA  
**Proposal:** Proposed new pitched roof to replace existing flat roof to first floor extension, conversion of garage, construction of porch and proposed single-storey extension to rear, removal of existing carport, and extension to side of existing private dwelling.  
**Grid Ref:** 373129 441499

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.

### Summary

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

#### Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed new pitched roof to replace existing flat roof to first floor extension, conversion of garage, construction of porch and proposed single-storey extension to rear, removal of existing carport, and extension to side of the existing private dwelling at 57 Edisford Road, Clitheroe.

The site will be accessed via two existing accesses onto Edisford Road, which is classified as the B6243, with a speed limit of 30mph fronting the site access.

The LHA has reviewed the Proposed Site Plan and is aware that the dwelling has shown 2 parking spaces within the existing driveways. It is understood that the existing dwelling has an existing carport that will be replaced with a garage. The new garage does not meet the recommended internal measurements of 3m wide and 6m long.

Many common cars in the UK are around 2.2–2.3 m wide, including mirrors, as such a garage narrower than 3 m would leave very little clearance on either side. Drivers and passengers need room to open doors and exit comfortably. If the garage is too narrow,

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entry and exit becomes impractical. As the proposed garages do not meet the recommended internal width of 3m the LHA would not consider them as parking spaces.

The LHA are of the opinion that with the removal of the carport and replacement of a garage, which does not meet the recommended minimum internal dimensions, a third parking space should be provided within the site to ensure the development continues to have an appropriate level of off-street parking provisions. For a 4-bedroom dwelling, 3 off-street parking spaces should be provided.

The existing garage will also be removed. There is ample space for the existing driveways to be extended to incorporate a third parking space within the site's frontage. As such, the applicant should provide an amended parking plan showing 3 off-street parking spaces.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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