Lancashire County Council

Ribble Valley Borough Council
Planning Section
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Your ref: 03.26.0024
Our ref: 03.26.0024
Date: 24.02.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0024
Grid Ref: 377190 434613
Proposal: Proposed first floor extension above existing attached garage.
Location: Casa Mia 8 Beauley Avenue Simonstone BB12 7HU

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

The existing parking arrangements are not affected with this proposal, ref. Drawing 25/91/12, Existing and Proposed Site Plans submitted; there is no objection as we are 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