

Ribble Valley Borough Council
Planning Section
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Your ref: 03.26.0156
Our ref: 03.25.0156
Date: 17.03.2026

For the attention of Maya Cullen

Planning Application No: 3/2026/0156

Grid Ref: 361921 443107

Proposal: Proposed detached garage.

Location: Highfield Garstang Road Chipping PR3 2QH

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

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

As Garstang Road has a 60 mph speed limit, a construction management plan is required to alleviate any highway safety concerns during the construction period.

There is no objection to the proposal subject to the following conditions.

Conditions

- The parking (and manoeuvring) area(s) shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development. Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.

- The detached 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.
- Prior to work starting on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents and pedestrians in the vicinity of the site.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

