

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 3/2026/0191
Our ref: 3/2026/0191/HDC/LB
Date: 16/06/2026

For the attention of Lucy Walker

Location: 9 Glendale Drive, Mellor, BB3 7HB
Proposal: Proposed removal of conservatory at rear and replace with single storey rear extension, replace hipped roof with gable to create loft space for bedroom, office and bathroom.

1. Recommendation

The Highway Development Control Section of Lancashire County Council has no objections to the planning application.

2. Highway Impact Assessment

With regard to your consultation letter dated 12th June 2026, the following comments are based on the submitted information provided by the applicant to date.

2.1 Site Access

The proposal is accessed from Glendale Drive, which has a speed limit of 20MPH and is maintained at public expense. There are no plans to alter the existing access.

2.2 Internal layout

The proposal would increase the dwelling from two to three bedrooms.
The existing off-street parking provision is adequate to support the proposed three-bedroom dwelling and remains in accordance with the recommended standards.

3. National Policy Alignment

Paragraph 116 of 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, following mitigation, would be severe, taking into account all reasonable future scenarios."

The proposal is therefore considered to accord with the NPPF.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Luke Brydges
Highways and Transport
Lancashire County Council

Lancashire County Council
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