

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.215
Our ref: 03.26.215
Date: 02.04.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0215

Grid Ref: 377860 437654

Proposal: Proposed single storey rear extension and front and rear roof dormers.

Location: 3 Crowtrees Road Sabden BB7 9HE

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

Currently there are 2 no bedrooms in the dwelling. With the proposed development there is an increase of one bedroom, therefore 3 number of bedrooms. There is no change in parking standards requirements for this size of proposal.

The proposal is located within a residential area and near Sabden County Primary School, therefore, the timing of the works to avoid drop off and collection session times, is crucial to maintain safety and to minimise disruption to the highway network.

The Highway Development Control Section is 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.

Providing the above comments are noted there is no objection to the proposal.

Kind regards

Tahira

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

