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Your ref: 3/2026/0240
Our ref: 3/2026/0240/HDC/KW
Date: 02 June 2026

Location: South Lodge Mitton Road Whalley BB7 9JN
Proposal: Proposed extension of the residential curtilage, demolitions to allow the construction of a two-storey side extension and single-storey rear extension including an attached garage with associated alterations.
Grid Ref: 372566,436901

Dear Emily Pickup

With regard to your consultation letter dated 15 May 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed extension of the residential curtilage, demolitions to allow the construction of a two-storey side extension and single-storey rear extension including an attached garage with associated alterations at South Lodge, Mitton Road, Whalley.

Site Access

The LHA understands that the site will utilise an existing access from Chestnut Drive, which is a private access road subject to a 20mph speed limit. The private access is shared with a number of NHS Trust buildings and offices to the West of the site.

Internal Layout

The LHA has reviewed drawing number A0.5 titled Proposed Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Providing at least 2 off street parking spaces within the driveway.

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The LHA also reviewed drawing A2.2 titled proposed floor plans and noted that the proposed garage does not meet the LHA recommended minimum internal dimensions for a single garage size which is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space. In this case the recommended parking provisions for the dwelling size can be accommodated within the driveway.

Sustainability

Additionally, due to the nature of the application, it is recommended that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Conditions

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Arrangements for turning of vehicles within the site.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - Wheel washing facilities.
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

2. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.
3. No use hereby permitted shall commence until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local

Planning Authority in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

Yours sincerely
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