

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0254
Our ref: 3/2026/0254/HDC/LB
Date: 18/05/2026

For the attention of Emily Pickup

Location: 19 Mearley Syke, Clitheroe, BB7 1JG
Proposal: Proposed two storey side and rear extension

With regard to your consultation letter dated 14th May 2026, we have the following comments to make based on all the information provided by the applicant to date.

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

The application proposes a two-storey side and rear extension increasing the bedroom provision from two to three and a driveway extension.

As shown in submitted drawing 'Proposed Plan 2/44/2026', the driveway and vehicle crossing are to be widened.

To safely accommodate two off-street parking spaces, each space should each measure 5m in length and 2.4m in width. As the driveway would also serve as a pedestrian access to the dwelling, an additional 0.2m width should be provided, resulting in a minimum driveway width of 5m.

To accommodate the scale and nature of the dwelling, we request that the existing dropped kerbs are widened at the carriageway edge and the vehicular cross-over extended across the driveway to an adequate width.

If the Planning Authority is minded to approve the application, the Highway Development Control Section of Lancashire County Council requests that the following condition and informative notes are attached to the decision notice:

Condition

- a) Prior to occupation, the existing dropped kerbs must be widened at the carriageway edge and the vehicle cross-over constructed across the footway fronting the site in accordance with Lancashire County Council Specification for Construction of Estate Roads, it is then to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility.

Informative notes

1. This consent requires the alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-andtravel/roads/vehicle-crossings.aspx>

2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

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

Yours sincerely

Luke Brydges
Strategic Development Control Technician
Highways and Transport
Lancashire County Council