

Ribble Valley Borough Council
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Your ref: 3/2026/0280
Our ref: 3/2026/0280/HDC/PT
Date: 3rd June 2026

Location: 84 St Pauls Street, Clitheroe, BB7 2LS
Proposal: Regularisation of existing garage/store
Grid Ref: 373080,441680

Regarding your consultation letter dated 22nd 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. 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." (Paragraph 116). My detailed examination of this application concludes there are no highway grounds to support an objection, as set out by the NPPF.

After reviewing the application for regularisation of the existing garage/store, Lancashire County Council support this in principle, but we have concerns regarding the built garage/store in its use. With that in mind, we ask for the following condition to be attached to the decision notice.

1. Extension to be used ancillary to household

The extension (detached building) hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation.

Reason

To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

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

Yours sincerely

Phillip Topping
Technician
Highway Development Control
Highways and Transport
Lancashire County Council

