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Your ref: 03.26.0298  
Our ref: 03.26.0298  
Date: 06.05.2026

**For the attention of Emily Pickup**

**Planning Application No: 3/2026/0298**

**Proposal: Proposed demolition of existing side extension and replacement with new single-storey side extension. Existing garage to be altered internally and externally to create first floor annex accommodation.**

**Location: New Laithe Lower Chapel Lane Grindleton BB7 4RN**

The plans and submitted documents have been viewed together with the history of the site and the following comments are made.

As the proposal is for annexe accommodation above the garage with one bedroom, it is recommended that a minimum of 1 bicycle space is provided for the proposal.

Lower Chapel Lane (X7096) is an unadopted lane with a speed limit of 30 mph. Public footpath FP 0321045 runs along Lower Chapel Lane in front of the site; it should not be obstructed during construction works.

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 comments being noted and conditions being stated on any approval.

**Conditions**

1. The first-floor annexe accommodation (above the existing garage) 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.
2. Space shall be provided for a minimum of 1 bicycle for a 1-bedroom dwelling. Reason: To allow for the promotion of sustainable forms of transport and aid social inclusion.

Kind regards

Tahira

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

