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Your ref: 3/2026/0369
Our ref: 3/2026/0369/HDC/KW
Date: 23 July 2026

Location: 15 Clitheroe Road Sabden BB7 9HD
Proposal: Proposed single-storey side and rear extension, alteration to garage roof, associated internal alterations and external works to include excavation and construction of a retaining boundary wall.
Grid Ref: 377883 437600

Dear Emily Pickup

With regard to your consultation letter dated 2 July 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a planning application for the proposed single-storey side and rear extension, alteration to garage roof, associated internal alterations and external works to include excavation and construction of a retaining boundary wall at 15 Clitheroe Road, Sabden.

Site Access

The site is accessed from Clitheroe Road, classified as the C553 and subject to a 30mph speed limit.

Internal Layout

The LHA have reviewed drawing number 2608-03 titled Proposed Site Plan and Sections and are aware amendments will be made both internally and externally. Externally a retaining wall is proposed between the site and the neighbouring property, and it is understood that the wall will be no higher than 1m for the first 7.7m into the site, which will ensure visibility will not be obstructed at either access.

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The recommended minimum internal dimensions for a single garage size 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.

As such the LHA would look for two parking spaces to be provided within the site, one existing space will be retained within the existing driveway fronting the garage; however, to ensure parking provisions remain in line with parking guidance as set out within the Joint Lancashire Structure Plan, the LHA would request that a parking plan be provided.

Conclusion

In order to progress this application, the applicant is required to review the parking provisions within the site and provide a parking plan showing to at least 2 off street parking spaces.

Yours sincerely
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