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Your ref: 03/2026/0373  
Our ref: HDC/2026/0373/GK  
Date: 26/05/2026

To: Lucy Walker,

**Planning Application No: 3/2026/0373**

**Proposal: Conversion of existing dwelling into two separate dwellings.**

**Location: 27 Calder Avenue Billington BB7 9NQ**

The proposal involves the subdivision of an existing single residential dwelling into two separate dwellings. While this may result in a modest increase in vehicle movements associated with the additional unit, the level of traffic generation is expected to remain low and would not be significant enough to adversely affect highway safety or the operational capacity of the surrounding road network.

Given the existing lawful residential use of the site, the anticipated increase in daily vehicle trips is not considered severe in the context of Paragraph 116 of the National Planning Policy Framework.

Subject to adequate off-street parking and turning being retained within the site, no highway objection is raised.

Yours sincerely,

Gurmal Kandola

Development Control

