

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0367
Our ref: 3/2026/0367/HDC/LB
Date: 21/05/2026

For the attention of Anna Robinson

Location: 4 Poplar Way, Barrow, BB7 9ZN

Proposal: Proposed conversion of existing detached garage into a home gym and storage

1. Recommendation

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

2. Highway Impact Assessment

With regard to your consultation letter dated 2nd March 2026, the following comments are based on the submitted information provided by the applicant to date.

The application seeks to convert the existing garage into a home gym and storage.

Poplar Way is not adopted/maintained at public expense.

The existing garage's internal dimensions allow for one off-street parking space, the conversion results in the loss of this space. However, the driveway has adequate space to accommodate parking for the scale and size of the dwelling.

3. National Policy Alignment

Paragraph 116 of 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."

Having considered the submitted information, there are no highway grounds to support an objection, in accordance with the NPPF.

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

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD