

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.392
Our ref: 03.26.392
Date: 26.06.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0392

Grid Ref: 377931 437674

Proposal: Proposed single-storey extension to side to create annex.

Location: 19 Crowtrees Road Sabden BB7 9HE

The plans and submitted documents have been viewed and the following comments are made.

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

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.

With reference to Design and Access including planning justification statement (Ref. 3 Amount, 6 Landscaping, 8 Access, 9 Waste Management Statement) May 2026 submitted, there is no highway objection subject to the following conditions.

Conditions

1. The single storey extension to the side to create annexe accommodation 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

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

Tahira

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Highway Development Control
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Lancashire County Council

