

Ribble Valley Borough Council
Planning Section
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Your ref: 03.26.467
Our ref: 03.26.467
Date: 02.07.2026

For the attention of Anna Robinson

Planning Application No: 3/2026/0467
Grid Ref: 367926 438012

Proposal: Proposed dormer loft conversion to include the extension of the existing flat roof dormer to the rear, alteration of the existing front dormer to a pitched roof, additional pitched roof dormer to the front elevation, installation of conservation rooflights, alterations to external window and door positions including a Juliet balcony and associated internal alterations.

Location: Shire Croft Shire Lane Hurst Green BB7 9QR

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

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 would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF

With ref. Planning statement submitted (3) Image 2 Proposed First Floor Plan – 4 bedrooms, (6.4) Highways (facilitates the required parking spaces for 4 bedrooms....), the existing parking arrangements are not affected with this proposal, and the parking spaces remain as existing, which meet parking standards requirements of 3 parking spaces.

As Shire Lane (U5024) is a minor road with a 60 mph speed limit, a construction management plan is required to alleviate any highway safety concerns during the construction period.

No reduction to the existing parking spaces and no increase in number of bedrooms, no objection to the proposal subject to the following conditions.

Conditions

- The parking (and manoeuvring) area shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development. Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.
- Prior to work starting on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents and pedestrians in the vicinity of the site.

Kind regards

Tahira

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

