

Ribble Valley Borough Council

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Your ref: 26.0494

Our ref: D3.26.0494

Date: 21st July 2026

App no: 26.0494

Address: Twin Brook Barn Up Brooks Clitheroe Lancashire BB7 1PL

Proposal: Proposed new self-build dwelling (bungalow).

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

History

3/2025/0528 - Proposed new garage and games room. Approved

3/2023/0272 - Demolition of detached collapsed storage building and erection of one two-storey dwelling with private garden and parking areas. Erection of a two storey outbuilding, providing garage and hobby room serving Twinbrook Barn. Refused and dismissed at appeal.

3/2022/0107- Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. Resubmission of 3/2021/1202. Refused 08/03/2022.

3/2021/1202- Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. Withdrawn 03/12/2021.

3/2016/0698- Conversion and extension of agricultural barn into a single dwelling house. Permitted 19/09/2016.

Proposal

The application seeks to erect a two bedroom dwelling and the site approved under 3/2025/0528 for a garage and games room.

Access and parking

There is an existing access to the adjacent dwelling on Up Brooks which is highway maintained at public expense between Lincoln Way and Mearley Brook. Thereafter the privately maintained lane carries public footpath FP0301006a and FP0301008.

There is an access on Twin Brook Road which is privately maintained. The applicant should ensure that they have a right of access over the private road.

It appears that both points of access will be available for this dwelling. There are no changes proposed to the access and none are considered necessary.

A secure and covered cycle store should be provided for 2 bicycles to support sustainable travel.

All vehicles should enter and leave in forward gear, this appears achievable.

Conclusion

Lancashire County Council acting as the 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.

1. Prior to first occupation two car parking spaces and a secure and covered cycle store should be provided and maintained thereafter for at least 2 bicycles. Reason: To provide adequate parking.

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