

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.0496
Our ref: 03.26.0496
Date: 24.07.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0496

Proposal: Proposed rear dormer and erection of a garden room.

Location: Casa Mia 8 Beasley Avenue Simonstone BB12 7HU

The plans and information submitted have been viewed together with the history of the site (3.26.0024) and the following comments are made.

There is a loss of a garage with this proposal therefore a loss of a parking space. There is an increase in number of bedrooms from the existing 3 to a proposed 4. Parking standards require 3 parking spaces within the curtilage of the property for this size of proposal. A parking plan is required to demonstrate this. The spaces should each measure 4.8m in length and 2.4m in width, where a parking space is located adjacent to a fence or similar obstruction, an additional width of 0.6m is required to facilitate access to the vehicle. The area adjacent to the parking space would also be used for pedestrian access associated with the dwelling, as such, a further 0.2m is required.

Secure provision should be provided within the dwelling for cycles. As there are 4 bedrooms, therefore, 4 cycle spaces are required. Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport. The cycle spaces should be covered and secure.

An investigation of our 5 year data shows no collisions have occurred on Beasley Avenue.

There is no objection in principle providing the above comments are noted and parking spaces are achievable.

Kind regards

Tahira

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

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