

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.0581
Our ref: 03.26.0581
Date: 19.08.2026

For the attention of Anna Robinson

Planning Application No: 3/2026/0581
Grid Ref: 370412 434124

Proposal: Proposed two storey rear extension, loft conversion, addition of front dormer window and new entrance porch. Location: Glenburnie 71 Whalley Road Langho BB6 8EF

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

The parking standards can be met for this proposal. 2 parking spaces for a 3 bedroom dwelling can be achieved within the curtilage of the property.

An investigation of our 5 year collisions data shows no collisions took place within the vicinity of the site.

The Highway Development Control Section is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site.

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.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control

Lancashire County Council
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Highways & Transport
Lancashire County Council

