

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.0583
Our ref: 03.26.0583
Date: 24.09.2026



For the attention of Lucy Walker

Planning Application No: 3/2026/0583

Grid Ref: 371870 435430

Proposal: Proposed two storey extension.

Location: Higher Elker Lodge Whalley Road Billington BB7 9HY

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

The proposal creates an increase in bedroom numbers from the existing 2 to 3. There is no change to parking standard requirements with this proposal. The required 2 parking spaces can be achieved on the drive.

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
Highways & Transport
Lancashire County Council

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