

Ribble Valley Borough Council
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Your ref: 3/2026/0607
Our ref: D3/2026/0607
Date: 19 August 2026

For the attention of Maya Cullen

Planning Application No: 3/2026/0607

Grid Ref: 360142 437691

Proposal: Conversion of storage building to two bedroom single storey dwelling and garage.

Location: Land at George Street, Longridge PR3 3JS

Summary

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, following mitigation, would be severe, taking into account all reasonable future scenarios' (Paragraph 116).

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and concludes that there are no highway grounds to support an objection as set out by NPPF. However, the following comments should be noted and conditions applied to any formal planning approval granted.

Comments

Site planning history

3/2024/0883 - Proposed conversion of former joiners workshop to two-bedroom, single-storey dwelling and garage. Refused.

Proposal

The proposed development is for the conversion of a single storey storage building to a two bed single storey dwelling with attached garage. This is an amended scheme to that previously refused under planning ref 3/2024/0883.

Access

There is an existing dropped kerb crossing from George Street across the whole site frontage which provided access for the site's previous commercial use. No alterations are proposed to this crossing. There is no footway on this side of George Street with just a narrow service strip between the access and the carriageway. It is therefore unlikely that

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pedestrians will walk on this side of the road as there is a footway in front of the dwellings opposite.

Car & cycle parking

The highway authority would expect two adequately sized off-road car parking spaces to be provided for a dwelling with two bedrooms. The proposed garage is considered adequately sized internally to provide one car parking space, plus secure cycle storage. A further parking space can be provided on the driveway in front of the garage. Two further spaces are indicated across the front of the site. Whilst there may be adequate visibility for a driver exiting the space in front of the dwelling's gable end, visibility from the second space could be obstructed by the adjacent red brick building.

To ensure that adequate car and cycle parking is retained on site the highway authority requests that this is controlled by a separate condition to protect future parking provision.

As the electric vehicle charging point is proposed to be mounted on an external wall and not provided within the garage this should be fitted in line with the Dept for Transport's guidance regarding Electric Vehicle Charging in Residential and Non-residential Buildings. This states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles. This can be controlled by condition.

Conclusion

To conclude, 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 is unlikely to have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being applied to any formal planning approval.

Conditions

1. The parking areas including garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order. Reason: To ensure that adequate parking provision is retained on site.
2. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available. Reason: To ensure that the development supports sustainable forms of transport.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council