

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2026/0621
Our ref: 3/2026/0621/HDC/KW
Date: 09 September 2026

Location: Kemple Down Birdy Brow Chaigley BB7 3LR
Proposal: Proposed extension and remodelling of existing dwelling including the demolition of the existing self-contained flat and construction of a replacement outbuilding containing garage and garden store.
Grid Ref: 369446 440780

Dear Maya Cullen

With regard to your consultation letter dated 20 August 2026, I have the following comments to make based on all the information provided by the applicant to date.

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

The Local Highway Authority (LHA) are in receipt of an application for a proposed extension and remodelling of an existing dwelling including the demolition of the existing self-contained flat and construction of a replacement outbuilding containing a garage and garden store at Kemple Down, Birdy Brow, Chaigley.

The LHA are aware of the recent planning application history for the site, which is as follows:

3/2024/1019 - Proposed demolition of granny annexe and single-storey extension, internal remodelling and extension of the house, construction of new double garage and garden store.

3/2025/0240 - Proposed demolition of granny annexe and single-storey extension, internal remodelling and extension of the house, construction of new double garage and garden store.

3/2025/0860 - Proposed replacement dwelling.

Continued...

The site currently has two existing accesses as shown on drawing EX.01, Rev A. The application includes the removal of the access which sits to the south and amendments to the northern access. The amendments to the vehicle crossing and reinstatement of the access to the south within the adopted highway will need to be constructed under an appropriate legal agreement with Lancashire County Council.

The applicant has also included a visibility splay within drawing number PL.10 Rev B, and whilst this does not meet the posted national speed limit, on-site observations noted lower vehicle speeds given the site's location close to natural bends within the road which contribute to lower speeds along the road. The achievable visibility splays are 59m to the north and 65m to the south. The proposed gate sits at least 5m from the highway edge, allowing vehicles to be clear of the carriageway before the gate is operated.

The access to the north is already used for parking and there have been no Personal Injury Collisions recorded within 500m of the site in the last 5 years, therefore the LHA have no pre-existing highway safety concerns. Therefore, the reduced visibility splay is acceptable in this case.

The recommended minimum internal dimensions for a double garage size is 6m in length and 6m wide. The LHA has reviewed the proposed floor plans, drawing PL.11 Revision A and note that the double garage meets the recommended minimum internal dimension of at least 6m x 6m, there is also adequate parking and turning provisions within the proposed driveway; as such, the proposal complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. It is also noted that the proposed garage or garden store can also support covered, secure cycle storage.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions and informative note are appended to the decision notice:

1. Before the parking areas are used for vehicular purposes, they shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.
Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to road users.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.
Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.
3. No use hereby permitted shall commence until visibility splay of 2.4 metres back from the centre line of the access and extending 59 metres to the north of the access and 2.4 metres back from the centre line of the access and extending 65 metres to the south of the access along the nearside carriageway edge have been provided, as shown on the approved plans. Nothing shall be erected, retained,

planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

4. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway. The gates shall open away from the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

Informative note:

- This consent requires the construction, improvement or alteration of an access to the public highway. Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely

Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>