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Your ref: 3/2026/0647
Our ref: 3/2026/0647/HDC/KW
Date: 25 September 2026

Location: Rose Hill Farm Whalley Old Road Billington BB7 9JF
Proposal: Variation of condition 2 (plans) on permission 3/2026/0140 for proposed demolition of existing dwelling, and replacement with one new dwelling (self-build), outbuilding and garage
Grid Ref: 371645 434543

Dear Lucy Walker

With regard to your consultation letter dated 7 September 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection to the variation of condition 2.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for variation of condition 2 (plans) on permission 3/2026/0140 for proposed demolition of existing dwelling, and replacement with one new dwelling (self-build), outbuilding and garage at Rose Hill Farm, Whalley Old Road, Billington.

Condition 2

Unless explicitly required within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

(Amended) Location Plan (dwg no. 01 Rev A)
(Amended) Proposed Site Plan (dwg no. 07 Rev F)
(Amended) Proposed Site Plan - Ground Floor (dwg no. 08 Rev F)
(Amended) Proposed Floor Plans (dwg no. 09 Rev E)
(Amended) Proposed Elevations (dwg no. 10 Rev E)
(Amended) Proposed Elevations (dwg no. 11 Rev D)
(Amended) Proposed Outbuilding (dwg no. 12 Rev D)
Proposed Garage (dwg no. 13 Rev A)

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

Continued...

Highway comments:

The Local Highway Authority has reviewed the previously approved plans in comparison to the amended plans provided as part of this application. There are no proposed changes to the previously agreed access, and there are no significant changes relating to parking within the site which would result in highway safety concerns. As such, the LHA has no objections to the variation of the condition.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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