

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2026/0679
Our ref: D3/2026/0679
Date: 6 October 2026

For the attention of Anna Robinson

Planning Application No: 3/2026/0679

Grid Ref: 367180 430380

Proposal: Demolition of existing 2 garages and construction of single storey side extension and detached garage. To include relocation of inspection chamber, proposed decking to rear, new ramp access, changes to land levels, new retaining wall and window alterations.

Location: 1 Barker Lane, Mellor, Blackburn BB2 7ED

Having reviewed the documents submitted, Lancashire County Council acting as the local 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 comments being noted and informative note being applied to any formal planning approval.

Proposal

The proposed development is for the demolition of two existing garages and the construction of a single storey side extension and a detached garage, with other mainly external works.

Vehicular access

No changes are proposed to the existing vehicular access in terms of width or layout. However, as there will be internal alterations, including renewal of surfacing materials, appropriate measures should be taken to construct a flush kerbed edge tied into the back of the adopted footway on Barker Lane to protect the structural integrity of the adopted highway network.

Car parking

No changes are proposed to the overall off-road parking provision, with the proposed single garage considered adequately sized internally to provide one car parking space and secure cycle storage.

Conclusion

To conclude, the highway authority does not raise an objection to the proposed development, although it requests that the following informative note is applied to any formal planning approval granted.

Informative note

Prior to the commencement of any development the applicant should provide kerbing and tie in details along the rear edge of the footway maintained at public expense on Barker Lane to ensure that any works carried out are not to the detriment of the highway network maintained at public expense. The necessary details can be obtained from the highways authority by e-mailing developeras@lancashire.gov.uk , quoting the planning application number.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council