

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: development@lancashire.gov.uk
Your ref: 03.26.0770
Our ref: 03.26.0770
Date: 12.10.2026



For the attention of Emily Pickup

Planning Application No: 3/2026/0770

Proposal: Proposed erection of a two-storey side extension.

Location: 4 Beaufort Close Read BB12 7QF

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

There is a loss of a garage with this proposal therefore a loss of a parking space. There is an increase in number of bedrooms from the existing 3 to a proposed 4. Parking standards require 3 parking spaces within the curtilage of the property for this size of proposal. A parking plan is required to demonstrate this. The spaces should each measure 4.8m in length and 2.4m in width, where a parking space is located adjacent to a fence or similar obstruction, an additional width of 0.6m is required to facilitate access to the vehicle. The area adjacent to the parking space would also be used for pedestrian access associated with the dwelling, as such, a further 0.2m is required.

In order to create space for 3 off road parking spaces, if the vehicular crossing needs to be widened then it should be noted that the applicant will be liable to the full cost of any relocation of street furniture/service boxes which conflict with the proposed vehicular crossing.

Secure provision should be provided within the dwelling for cycles. As there are 4 bedrooms, therefore, 4 cycle spaces are required. Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport. The cycle spaces should be covered and secure.

An investigation of our 5 year data shows no collisions have occurred on Beaufort Close.

There is no objection in principle subject to a satisfactory parking plan, the above comments being noted and the following conditions.

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Note

- This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

