

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0031  
Our ref D3.2022.0031  
Date 8<sup>th</sup> February 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2022/0031**

Address: **Tanner House Farm Higher Ramsgreave Road Ramsgreave BB1 9DJ**

Proposal: **Proposed two storey and single storey extensions to rear including balcony, and conversion and extension of existing garage to form granny annexe including raised decking (resubmission of application 3/2021/0963).**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection subject to conditions**

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 will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the proposed extensions to the existing dwelling and the extension of the garage to form a granny annexe at Tanner House Farm, Higher Ramsgreave Road, Ramsgreave.

The LHA are aware that the application is resubmission of 3/2021/0963 which was refused by the Local Planning Authority on 8<sup>th</sup> December 2021.

Given the proposal remains unaltered, the LHA ask the LPA to consider the LHAs comments for application reference 3/2021/0963, when considering the application.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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For ease, the LHA will copy the same condition as previously onto the applications comments.

**Conditions**

1. The annexe (detached building) hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation.

REASON: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council