

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0058
Our ref D3.2022.0058
Date 29th March 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0058**

Address: **11 Beech Street Clitheroe BB7 2LL**

Proposal: **Construction of a workshop on the site of a former dog kennels and conversion of the garage into an annexe with exterior alterations and alterations to the rear facade.**

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 construction of a workshop on the site of a former dog kennels and conversion of the garage into an annexe at 11 Beech Street, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Beech Street which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the supporting documents and have no objection to the proposal given that the annexe remains part of the existing dwelling and the workshop is used for domestic needs only.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Conditions

1. The extension (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.

2. The workshop 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 for any commercial purpose whatsoever at any time.

REASON: In the interest of highway safety.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council