

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0102
Our ref D3.2022.0102
Date 1st March 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2022/0102**

Address: **Higher Lickhurst Farm Twins Brook Road Chipping PR3 2QT**

Proposal: **Conversion of a former agricultural barn into residential accommodation to form an annexe to and extend the curtilage of Higher Lickhurst Farm.**

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 conversion of an agricultural barn into an annexe at Higher Lickhurst Farm, Twins Brook Road, Chipping.

The proposal is to convert the existing outbuilding to provide a two-bed annexe at the site.

The LHA have reviewed the supporting documents and have no objection to the proposal subject to the condition below, which ensures the annexe remains in ownership of the existing dwelling.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA do remind the Applicant that the minimum dimensions for a single garage which is used as a car parking should be 6m x 3m.

Conditions

1. The annexe hereby approved shall only be used ancillary to the enjoyment of the existing dwelling 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