

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0140
Our ref D3.2022.0140
Date 22nd March 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0140**

Address: **East View Chapel Lane Newton in Bowland BB7 3DY**

Proposal: **Application for the regularisation of the unauthorised creation of a self-contained flat from an existing store.**

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 regularisation of the unauthorised creation of a self-contained flat from an existing store at East View, Chapel Lane, Newton in Bowland.

The proposed flat will continue to utilise an existing access, directly from Hallgate Hill which is a B classified road subject to a 30mph speed limit and so the LHA have no comments to make.

The LHA have reviewed the supporting documents and have no objection to the proposal, given that the change of use of the store is to an annexe for the main dwelling, as stated in the Planning Statement.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Therefore, the LHA will condition that the one bed annexe remains part of the existing dwelling and will not be used for commercial purposes without prior consent.

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