

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1113
Our ref D3.2021.1113
Date 8th February 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2021/1113**

Address: **Dunsop Bridge Trout Farm Dunsop Road Dunsop Bridge BB7 3AX**

Proposal: **Replace existing garage door with French style doors and windows, insert extra skylight in the North elevation, skylights in the South Elevation and amendments to interior ground floor plan and site plan.**

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 change to the parking arrangements and internal alterations to the workers dwelling at Dunsop Bridge Trout Farm, Dunsop Road, Dunsop Bridge.

The LHA are aware that the workers dwelling, was approved under application reference 3/2015/0305 on 29th September 2015 by the Local Planning Authority.

The worker's dwelling was approved for a 3 bed dwelling and provided 2 car parking spaces within the garage.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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However, following this proposal the garage will be converted into an office room for the business while the 2 car parking spaces will be provided on the driveway as shown on SPA drawing number 4603-007B titled "Proposed Site Plan." Therefore, the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 4603-007B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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