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CS

Director of Development Services
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Council Offices
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Martin Nugent
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D3/11/0526

Drafted 28 September 2011

Dear Sir

**Planning Application, Ribble Valley District
D3-11-0526 Acorn Cottage, Back Lane, Rimington**

I refer to your letter of 14 July 2011 and subsequent conversations with the case officer, Mr Sharples concerning the above Planning Application.

I have no objections in principle to this proposal on highway grounds.

The Applicant has indicated that there will be a detached double garage, with additional parking on the approach, sufficient for three vehicles. I am satisfied that this can be achieved and that the development of the existing access to the north side of Back Lane is safe. While the garage is separate from the property and residents are required to cross Back Lane, this does not present any significant highway safety issues as the road is lightly trafficked, vehicles speeds have been observed to be low and there is adequate visibility.

The new cottage has two off road spaces against the westerly gable. Once again I am satisfied that this level of provision is sufficient for the size and function of this property.

Martin Nugent

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