



Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2016/0002
Date: 20th January 2016

For the attention of Rebecca Halliwell.

Proposal:	Creation of garden room
Location:	136 Pimlico Road Clitheroe Lancashire BB7 4PT
Grid Ref:	374804 - 443021

With regard to your letter dated the 7th January 2016.

The Highway Development Control Section does not have any objections regarding the proposed garden and are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

The Highway Development Control Section recommends the following condition as part of the formal planning decision: -

1. The development hereby approved shall only be used as part of the accommodation of the existing dwelling and shall not be divided 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 amenity space in accordance with Policy 17 in the Central Lancashire Strategy and Policy QD1/2 in the South Ribble Local Plan.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer