

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

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Your ref:
Our ref: LHS/CS/3/2016/0770
Date: 8th August 2016

For the attention of Rebecca Halliwell.

Proposal:	Replacement of single storey flat roof extension with pitched 2 storey extension
Location:	Smithy Cottage Wigglesworth Road Slaidburn BD23 4SQ
Grid Ref:	376910 - 456023

With regard to your letter dated the 19th August 2016

The Highway Development Control Section does not have any objections regarding the proposed extension 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.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards, the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for this type and size of development.

The Highway Development Control Section is of the opinion a condition should be used to control the use of the garage as a garage. The Highway Development Control Section recommends the following condition as part of the formal planning decision: -

1. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, the existing garage shall be maintained as a garage and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority. Reason: To allow for the effective use of the parking areas.

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

Yours sincerely

Stewart Gailey

Highway Development Control Engineer