

Ribble Valley Borough Council  
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Email: [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk)  
Your ref:  
Our ref: LHS/CS/3/2017/0115  
Date: 27<sup>th</sup> February 2017

For the attention of Robert Major.

|                  |                                                                                                               |
|------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | Alterations to roof design of dwelling approved under planning permission 3/2013/0513 and erection of garage. |
| <b>Location:</b> | 8 Hammond Drive Read Lancashire BB12 7RE                                                                      |
| <b>Grid Ref:</b> | 376056 - 434855                                                                                               |

With regard to your letter dated the 21<sup>st</sup> February 2017.

The Highway Development Control Section does not have any objections regarding the proposed roof alterations and new garage 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. 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, all garages shown on the approved plan shall be maintained as such 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