

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 2018/1138
Our ref:
Date: 21/12/2018

Dear Sirs

Re: Planning Application 18/1138

Address: The Newdrop Inn Higher Road Dutton Knowle Green Longridge
PR3 2YU

Description: Removal of condition 3 from planning permission 3/2002/0962
requiring the property to be utilized for holiday let purposes or as
an annex to the public house.

With respect to this application we would not wish to raise any objection to the principle of the removal of the condition. However there are concerns regarding the future of the dwelling known as Whitecross House.

Whilst the existing annex is considered to be part of the complex it carries with it associated rights such as car parking. Should the complex be placed on the open market as The Newdrop Inn with an adjacent residential dwelling or marketed as two individual plots then the adjacent residential dwelling would be required to show that it complies with Lancashire's Parking Standards.

The standards state that the ratio of parking spaces to bedrooms is, one Bedroom to one parking space, two or three bedrooms to two parking spaces and 4 or more bedrooms to 3 parking spaces. It is generally accepted that a car parking space is 2.4m x 5m, with an additional width of 0.8m where the spaces are adjacent to obstructions such as a wall which would restrict the opening of the car door.

In order to progress the application we would look for details of how the parking standards can be achieved and what physical restraints will be implemented to ensure that the spaces allocated to adjacent residential dwelling are kept for their sole use.

Phil Barrett
Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

It should be noted that the measures are intended to ensure that should the residential dwelling be sold off at some point in the future, it does not then impose a Highway Safety issue on the adjacent unrestricted highway.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council