

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developearas@lancashire.gov.uk

Your ref 3/2020/0486
Our ref Robert Gregg
Date 3rd September 2020

Dear Adam

Application no: **3/2020/0486**

Address: **Woodlands Stopper Lane Rimington BB7 4EJ**

Proposal: **Demolition of stables and erection of car port and garage. Retention of unauthorised extension of residential curtilage into field**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

No objection in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however an issue has been identified that requires addressing.

The proposal

The proposed demolition of existing stables with the erection of a car port and garage for the storage of a motor home, tractor and implements etc. within the curtilage of the property would not ordinarily raise any highway concerns should that proposal not pose any adverse impact on the local highway network.

However, within the submitted application form the applicant refers to there being 15 existing/proposed parking spaces which would constitute an intensification of use, and would subsequently result in a potential to cause a detrimental impact on the local highway network, although this could be an oversight on the applicants behalf and for that reason I would ask the applicant provides clarity over the matter.

Should you grant permission for the development, there is a public right of way running along the private road towards the entrance of the dwelling which must remain free

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

from any obstruction at all times throughout the construction period and in perpetuity of the development thereafter.

Conclusion

In accordance with the submitted plans and documentation;

I ask that clarification is sought over the 15 existing/proposed parking spaces.

Note

1. The grant of planning permission does not entitle a developer to obstruct a public right of way and any proposed stopping-up or diversion of a public right of way should be the subject of an Order under the appropriate Act.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg

Development Support Technician

Highways and Transport

Lancashire County Council

T: 01282 470840

M: 07976316464

www.lancashire.gov.uk