

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2021/0169
Our ref:
Date: 19th March 2021

Dear Sirs

Re: Planning Application 21/0169

Address: Ash Lea Whalley Road Pendleton BB7 1PP

Description: Construction of annex living accommodation in place of existing outbuilding.

With respect to this application we would not raise any objections to the application.

The annex shall be subservient to the house hold and should not be sub-let. If the annex is proposed as a holiday let or dwelling at some future date, further plans shall be provided to ensure that sufficient off street parking is provided for both dwellings.

Due to the extensive nature of the application it is expected that a charging point for electric vehicles shall be included with-in the development to promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings, which states :- charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle.

Should you wish to support the application we would wish that the following condition is added to the decision notice.

Electric vehicle charging points.

All garage facilities on off street parking shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Phil Durnell
Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council