

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0280
Our ref D3.2021.0280
Date 28th April 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0280**

Address: **Newhurst Farm Anna Lane Bolton By Bowland BB7 4NZ**

Proposal: **Proposed conversion of barn to two dwellings and conversion of agricultural buildings to provide home office space and garages.**

The LHA have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of a barn to form two dwellings and the conversion of agricultural buildings to provide home office space and garages at Newhurst Farm, Anna Lane, Bolton By Bowland.

Site Access

The site will utilise the existing private, access directly from Anna Lane which is an unclassified road. The private access currently serves 4 neighbouring dwellings and

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the agricultural buildings on the site. The private access is also a Public Right of Way and has the Path Reference 3-7-FP 3.

The LHA have reviewed the drawing titled "Location Plan" and understands the access arrangements complies with the guidance contained in Lancashire County Councils "Civilised Streets" and Manuel for Streets. Therefore, the LHA will not require any access improvements to be made at the site and as a result have no comments to make regarding the site access.

Internal Layout

The LHA have reviewed the drawing titled "Plans- Sheet 1 of 2; Planning; Ground/1st" with the drawing number 1D-GA-01 and understands the site will provide 2 car parking spaces each for the 3 bed and 4 bed dwellings, respectively. These formal car parking spaces will be provided via the attached garages.

However, the LHA have reviewed the dimensions of both garages and understands they do not comply with Lancashire County Council guidance which requires a single garage to measure 3m x 6m and a double garage 6m x 6m. In comparison, Unit 1s garage measures 2.46m x 3.88m and Unit 2s 2.88m x 4.09m. Therefore, there is a significant shortfall in the dimensions of the proposed garages.

Despite this and the Applicant not providing any further supporting documents showing the parking layout at the site, the LHA understands the site has adequate space to provide at least 2 car parking spaces for the 3 bed and 3 car parking spaces for the 4 bed dwellings.

Therefore, the LHA have no objection to the proposal.

Public Footpath FP 3

The LHA note Public Footpath FP 3 runs adjacent to the proposed development. The applicant should consider the condition and informatives below.

Conditions

1. Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.

REASON: to ensure the Public Right of Way is safe and available during the period of construction in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019

Informative

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council