

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0707
Our ref D3.2021.0707
Date 9th September 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0707**

Address: **Higher Elker Farm Whalley Road Billington BB7 9HY**

Proposal: **Proposed demolition of existing garage and erection of two storey side extension, first floor rear extension and new garage.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of an existing garage and erection of a two storey side extension, first floor extension and new garage at Higher Elker Farm, Whalley Road, Billington.

The LHA understands that following the proposal the number of bedrooms at the dwelling will increase from a 3 bed to a 5 bed.

For the dwelling to comply with the LHAs Joint Lancashire Structure Plan, a 4+ bed property is required to provide 3 car parking spaces. The LHA are aware that the site will provide 4 car parking spaces and so the LHA have no further comments to make.

Yours faithfully

Phil Durnell

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