



Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2021/0756
Our ref D3.2021.0756
Date 10th September 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0756**

Address: **Chapels 16 The Drive Brockhall Village Old Langho BB6 8BJ**

Proposal: **Erection of garage with ancillary residential accommodation above to front of house.**

The Local Highway Authority 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

The Local Highway Authority (LHA) are in receipt of an application for the erection of a garage with ancillary accommodation at Chapels, 16 The Drive, Brockhall Village, Old Langho.

The LHA are aware of the relevant planning history at the site, with application reference 3/2019/0841 which was for a similar scheme at the site being refused by the Local Planning Authority on 15th January 2020.

The LHA have reviewed the supporting documents and have no objection to the proposal.

Phil Durnell

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

Conditions

1. The extension (detached building) hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation.

REASON: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Yours faithfully

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