

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0756  
Our ref D3.2021.0756  
Date 10<sup>th</sup> 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 15<sup>th</sup> January 2020.

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

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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## **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