



Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0797  
Our ref D3.2021.0797  
Date 23<sup>rd</sup> August 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0797**

Address: **Summerfield Horton-in-Craven Skipton Yorkshire BD23 3JT**

Proposal: **Proposed extension/alteration to existing detached garage to form ancillary accommodation to existing dwelling, office space and plant room extension.**

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 proposed extension/ alteration to an existing detached garage to form ancillary accommodation to the existing dwelling at Summerfield, Horton-in-Craven, Skipton.

The proposal is to replace the existing garage to provide a two-bed annexe at the site.

The LHA have reviewed the supporting documents and have no objection to the proposal subject to the condition below, which ensures the annexe remains in ownership of the existing dwelling.

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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