

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0820
Our ref D3.2021.0820
Date 16th September 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0820**

Address: **Tippings Meadow Lyndale Avenue Wilpshire BB1 9LP**

Proposal: **Change of Use of a domestic annexe to form a separate dwelling**

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 change of use of a domestic annexe to form a separate dwelling at Tippings Meadow, Lyndale Avenue, Wilpshire.

The LHA are aware that the site will utilise an existing access track directly off Lyndale Road, which is an unclassified road subject to a 30mph speed limit.

The existing access track serves the site, a neighbouring dwelling and Tippings Farm a few hundred metres from the site.

The track is also used as a Bridleway with the reference 3-46-BW7 and also connects to Public Footpath 3-46-FP7 which is located at the access directly off Lyndale Avenue.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The access will remain unchanged following the proposal and since the access is existing and already serves the annexe, the LHA have no objection to the use of the site access.

The LHA are aware that the annexe will become a 3-bed dwelling. For the dwelling to comply with the LHAs guidance, a 3-bed dwelling is required to provide 2 car parking spaces.

The Applicant has failed to show where these spaces will be located but the LHA are aware that there is adequate space adjacent to Tipping Meadow, the existing dwelling and so have no further comments to make.

The LHA do advise the Applicant however, for ease, that a designated parking area for the proposed dwelling should be provided at the site.

Informatives

- 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