

Development Control
Ribbles Valley Borough Council

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Your ref: 21.0825
Our ref: D3.21.0825
Date: 24th September 2021

App no: 21.0825

Address: Lord Nelson Hotel, Whalley Old Road, Langho

Proposal: Proposed timber framed garden dining pod

The application seeks a 13sqm dining pod in the Pub garden. Based on the parking standards an additional 2 spaces would be required, I note that there is no off-street customer parking associated with the Pub-Hotel.

Although it is an indoor area, I would not consider the pod to provide the same level of facility that an extension to the main dining area of the Pub would provide. The pod would provide limited additional dining, separate from the main dining area and is likely to accommodate existing customers during periods of warmer weather rather than generating additional ones, however it would be useful for the applicant to confirm this to allay any concerns.

We would not want to support a proposal which generates additional vehicles as these appear to be causing access problems for neighbours, however we have no history of complaints on our system. There are no collisions in the vicinity of the Public house.

The potential impact is very small and could not be described as severe for us to raise an objection on highway safety grounds.

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