

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0867  
Our ref D3.2021.0867  
Date 19<sup>th</sup> October 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0867**

Address: **5 Hawthorn Close Langho Blackburn Lancashire BB6 8DZ**

Proposal: **Proposed erection of a timber single storey granny annex for ancillary use to the main dwelling.**

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 erection of a single storey annexe at 5 Hawthorn Close, Langho.

The proposed annex will continue to utilise an existing access directly off Hawthorn Close which is an unclassified road subject to a 30mph speed limit.

The access will remain unaltered following the proposal and so the LHA have no comments to make.

The LHA have also reviewed the supporting documents and have no objection to the proposed annexe.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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However, the LHA will condition that the 2 bed annexe remains part of the existing dwelling and will not be used for commercial purposes without prior consent.

**Conditions**

1. The annexe (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