

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0944
Our ref D3.2021.0944
Date 12th November 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0944**

Address: **Winton 145 Whalley Road Wilpshire BB1 9NE**

Proposal: **Retention of unauthorised existing outbuilding containers on site used as ancillary leisure space for Winton 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 a retrospective application for the retention of unauthorised existing outbuilding containers used as ancillary leisure space at Winton, 145 Whalley Road, Wilpshire.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2019/0543- Proposed change from temporary ancillary living accommodation approved under application 3/2017/1177 to permanent ancillary living accommodation. Refused- 28/10/2019.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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3/2017/1177- Retention of unauthorised change of use of five steel containers into one temporary ancillary residential unit. Permitted- 06/06/2018.

3/2017/0454- Retention of unauthorised temporary accommodation converted from three existing container units. Permitted- 07/09/2017.

The LHA understands that the site has 8 containers on site which have all been approved on a temporary basis to either be used for leisure space or residential. Therefore, this proposal is to make the 8 containers a permanent feature at the site.

The LHA have reviewed the supporting documents and have no objection to the proposal subject to the containers which are going to be converted into residential space are for the enjoyment of the occupants of Winton house only.

Conditions

1. The containers (detached buildings) 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