

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0963  
Our ref D3.2021.0963  
Date 1<sup>st</sup> December 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0963**

Address: **Tanner House Farm Higher Ramsgreave Road Ramsgreave BB1 9DJ**

Proposal: **Proposed two-storey and single-storey extensions to rear including balcony, and conversion and extension of garage to form granny annex including raised decking.**

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 extensions to the existing dwelling and the extension of the garage to form a granny annexe at Tanner House Farm, Higher Ramsgreave Road, Ramsgreave.

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

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The number of bedrooms at the dwelling will also remain unaltered. However, the parking arrangements will change with the use of the garage now being the detached one bed annexe.

While the site will lose the garage for parking, there is adequate space on the driveway to provide the required 3 car parking spaces for a 4-bed dwelling and so the LHA have no comments to make.

The LHA also have no objection to the conversion of the garage into an annexe. However, the LHA will condition that the 1-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