Ribble Valley Borough Council Housing & Development Control	Tel Email	0300 123 6780 developeras@lancashire.gov.uk
	Your ref Our ref Date	3/2021/0989 D3.2021.0989 21st October 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0989**

Address: **Cliveden Sandy Bank Chipping PR3 2GA**

Proposal: **Proposed annexe within the residential curtilage.**

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 annexe at Cliveden, Sandy Bank, Chipping.

The proposed annex will continue to utilise an existing access and so the LHA have no comments to make.

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

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.

Phil Durnell
Director of highways and Transport
Lancashire County Council
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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