

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1030
Our ref D3.2021.1030
Date 22nd November 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/1030**

Address: **The Annexe The Cottage Barn Chapel Lane Newton BB7 3DY**

Proposal: **Temporary change of use for a period of 2 years from extended family accommodation to self catering holiday accommodation.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the temporary change of use for a period of 2 years from extended family accommodation to holiday accommodation at The Annex, The Cottage Barn, Chapel Lane, Newton.

The LHA understands that the site is accessed off Chapel Lane, which is an unclassified road subject to a 30mph speed limit.

The LHA understands that the access, which can be viewed on the Buy a Plan drawing titled "Location Plan" currently serves the annexe and the main dwelling at the site. Therefore, with the site access already being existing the LHA have no comments to make.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed drawing number Newt/01/A titled "Existing First Floor Proposed" and understands that the annexe is a one bed and has access to a single garage which can be used to serve the holiday home for parking. Therefore, the LHA are satisfied that the site complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan and so have no objection to the proposal.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council