

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1040
Our ref D3.2021.1040
Date 11th November 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/1040**

Address: **Beacon Holme Whalley Road Simonstone BB12 7HT**

Proposal: **Variation of S106 agreement attached to planning permission 3/1993/0056 in order to allow the annexe known as Littleholme to be sold or let as a separate 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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the variation of a S106 agreement attached to planning application 3/1993/0056 to allow the annexe known as Littleholme to be a separate dwelling at Beacon Holme, Whalley Road, Simonstone.

The LHA understands that the original agreement which permitted planning application 3/1993/0056, was to keep the annexe under the ownership and control of the owner of the main dwelling, Beacon Holme.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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However, with the annexe known as Littleholme, becoming vacant soon with the Applicants daughter moving out, the LHA understands that the Applicant is wanting to sub-let or sell the annexe as an independent dwelling in its own right.

Site Access

The LHA understands that the annexe will continue to be accessed from Whalley Road which is an A classified road subject to a 30mph speed limit. The access currently serves the main dwelling as well as the annexe.

The LHA are aware that the Applicant has not submitted a detailed site access drawing showing the width of the access. For an access which serves 2 dwellings, the LHA normally require the access to be a minimum of 4.25m wide to allow two-way vehicle movements to occur. Therefore, normally the LHA would require further information from the Applicant regarding the site access.

However, in this case the LHA will accept the application without an access drawing. This is because the annexe has been at the site since the application was permitted in 1993. Therefore, occupants of the annexe, which have included the Applicants daughter, could have generated trips in their own right like an independent dwelling would. As a result, it would be unreasonable for the LHA to request access improvements to be made to the site access, following the conversion of the annexe into a dwelling and so the LHA have no objection to the proposal.

Internal Layout

The LHA have reviewed the approved plan under application reference 3/1993/0056 titled "Proposed Additional Accommodation" and understands that the annexe is one-bed and has access to an attached single garage. The parking arrangements as a result comply with the Joint Lancashire Structure Plan, with the parking for the proposed dwelling being provided in the attached garage. Therefore, the LHA have no further comments to make.

Conditions

1. The existing garage shall be kept available for the parking of vehicles and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure that adequate parking provision is retained on site.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport

Lancashire County Council