

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1065
Our ref D3.2021.1065
Date 2nd December 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1065**

Address: **Riverside Lodge Sawley Old Brow Sawley BB7 4LF**

Proposal: **Proposed car port and store room to existing greenhouse and potting shed.**

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 erection of a car port and a storeroom to replace the existing greenhouse and potting shed at Riverside Lodge, Sawley Old Brow, Sawley.

The LHA have reviewed the drawing titled "Proposed Plan" and understands that the proposed garage will have the dimensions of 5.1m x 5m.

The LHA have no objection to the proposal with the parking arrangements at the site being a pre-existing situation on a private, unadopted road. However, the LHA would advise the Applicant that should the garage be used for a parking space, the internal dimensions should be a minimum of 6m x 3m and for two spaces 6m x 6m.

Phil Durnell

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Yours faithfully

Ryan Derbyshire

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council