

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1276
Our ref D3.2021.1276
Date 21st January 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1276**

Address: **Victoria House West Lane Worston Clitheroe BB7 1QA**

Proposal: **Proposed detached garage/office conversion to granny annexe.**

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 conversion of a detached garage/office into a granny annexe at Victoria House, West Lane, Worston, Clitheroe.

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

However, the parking arrangements of the existing dwelling will change with the use of the garage now being the detached one bed annexe.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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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 the existing dwelling and so the LHA have no comments to make.

The LHA will however 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