

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0046
Our ref D3.2021.0046
Date 11th February 2022

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2022/0046**

Address: **42 Knowsley Road Wilpshire BB1 9PN**

Proposal: **Variation of condition 2 of planning permission 3/2021/0555. Amended plans in relation to the conversion of the integral garage (retrospective).**

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

Summary

No Objection

No Objection to Variation of Condition 2.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a variation of condition application for Condition 2 (Approved Plans) of planning permission 3/2021/0555 at 42 Knowsley Road, Wilpshire.

The permitted application was for the change of use of a dwelling to a residential institution.

Condition 2

"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Phil Durnell

Director of highways and Transport
Lancashire County Council
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*Location Plan
Existing Plans and Elevation
Proposed Floor Plans*

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent."

Highway Comments:

The LHA have reviewed the supporting documents and understands that the existing integral garage is being proposed to change to a cinema.

However, the garage was used as one of the parking spaces for the residential institution.

Notwithstanding this, the LHA have reviewed Swift Building Design drawing number 21.052.pl.01 titled "Location and Site Plans" and understands that 3 car parking spaces can still be provided at the site, on the existing driveway. Therefore, even without the garage, the site can still comply with the LHAs parking guidance found in the Joint Lancashire Structure Plan and so the LHA have no objection to the variation of condition.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council