

Development Control  
Ribble Valley Borough Council

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Your ref: 22.0067  
Our ref: D3.22.0067  
Date: 25<sup>th</sup> February 2022

**App no: 22.0067**

**Address: Sudell House, 75 Whalley Road, Wilpshire**

**Proposal: Removal of the existing garage and conservatory and erection of a proposed single storey extension, entrance canopy and annex.**

I have viewed the plans and I have the following comments to make.

### **Summary**

There is no objection to the proposal subject to a cycle store being provided to support sustainable travel.

Lancashire County Council acting as the 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**

The application seeks to remove the existing garage and construct a one-bedroom annex, ancillary to the main dwelling on a larger footprint.

There is sufficient space on the remaining driveway hardstanding to accommodate 3 spaces for the main dwelling and a further space for the annex, with vehicles entering and leaving in forward gear. The existing access on Whalley Road will remain the same.

Due to the loss of the garage, a replacement secure cycle store should be provided at the dwelling to support sustainable travel.

### **Condition**

1. Prior to the first use of the development hereby permitted a secure, cycle store shall be provided.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council

**Phil Durnell**  
Director of Highways and Transport  
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