

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0834
Our ref: D3.2022.0834
Date: 7th October 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0834**

Address: **Crow Trees Barn Chatburn Lancashire BB7 4AA**

Proposal: **Proposed conversion of existing buildings to ancillary accommodation.**

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 the existing buildings to form ancillary accommodation at Crow Trees Barn, Crow Trees Brow, Chatburn.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2007/0336- Works to convert unused stables to one bedroom family annex. Withdrawn 13/06/2007.

The LHA are aware that the site will continue to be accessed off Crow Trees Brow which is a C classified road subject to a 30mph speed limit.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



The LHA have reviewed the supporting documents and understands that the annexe will be one bed.

The LHA have no objection to the proposal but will condition that the annexe remains part of Crow Trees Barn and will not be sub-let or sold off without prior consent.

Conditions

1.The ancillary accommodation hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (Crow Trees Barn, Crow Trees Brow, Chatburn) 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

