

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0918
Our ref: D3.2022.0918
Date: 10th November 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0918**

Address: **3 Over Hacking Cottages Knowles Brow Hurst Green BB7 9PY**

Proposal: **Proposed two storey side extension to create annex 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 two storey extension to create annex accommodation at 3 Over Hacking Cottages, Knowles Brow, Hurst Green.

The LHA are aware that the site will continue to be accessed off a private, unadopted track located off Knowles Brow which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed the supporting documents and have no objection to the proposal subject to the annex remaining part of the existing dwelling and not being sold or sub-let without prior consent.

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



Conditions

1. The extension 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