

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/1179  
Our ref: D3.2022.1179  
Date: 31<sup>st</sup> January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1179**

Address: **Knott Gate Townend Slaidburn BB7 3EP**

Proposal: **Application for planning permission for reconfiguration and restoration of an existing listed property and work to an existing outbuilding within the curtilage to be used as an annex. Resubmission of application 3/2022/0683.**

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 reconfiguration and restoration of an existing listed property and the conversion of an existing outbuilding to an annex at Knott Gate, Townend, Slaidburn.

The LHA are aware that the application is a resubmission of application reference 3/2022/0683 which was refused by the Local Planning Authority (LPA) on 23<sup>rd</sup> November 2022.

### **Lancashire County Council**

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



The LHA are also aware that the application is subject to listed building consent with application reference 3/2022/1178 being submitted and the application is currently ongoing.

The LHA are aware that the site will continue to be accessed off Townend road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed Mason Gillibrand drawing number 5923/b/b/01 titled "Site Plan; Topography" and are aware that the access will remain unaltered following the proposal and a minimum of 3 car parking spaces will be provided for the 4 bed dwelling.

With this in mind and the dwelling already being existing the LHA have no objection to the proposal.

The LHA will however condition that the proposed annex remains in the ownership of the dwelling and is not sub-let for any reason without prior consent.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Mason Gillibrand drawing number 5923/b/b/01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

2. The extension (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

