

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0013
Our ref: D3.2023.0013
Date: 26th January 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0013**

Address: **Little Blacksticks Blacksticks Lane Chipping PR3 2WL**

Proposal: **Application for planning permission for proposed conversion of outbuilding and existing holiday let to create annexe for multi-generational family living to sustain the use of the listed farmhouse, works proposed are within the curtilage of listed building.**

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 an outbuilding used as a holiday let to an annexe for the farmhouse at Little Blacksticks, Blacksticks Lane, Chipping.

The LHA are aware of application reference 3/2023/0012, which is a listed building application for the same scheme at the site. Therefore, the LHA will review the full application within these comments.

Lancashire County Council

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



It is worth noting that the LHA are aware of the other most recent planning history at the site with it being listed below:

3/2022/0978- Listed Building Consent for the internal re-ordering of listed building and later extensions to create a better 'flow' around the property. Alterations include: re-siting the kitchen, re-instating the former entrance doorway, changing the existing kitchen to a distinct entrance, boot room/utility, create third bedroom from large bathroom and circulation space, retain 'secret' doorway through original external gable, partial removal/demolition of internal wall to 18th century extension to allow a new small timber staircase. No alterations are proposed to the external appearance of the building. Ongoing.

3/2009/0329- Extension off the kitchen to form a garden room. Refused 16/06/2009.

3/2009/0330- Extension off the kitchen to form a garden room. Refused 16/06/2009.

In any case, the LHA are aware that the site continue to be accessed off Blacksticks Lane which is an unclassified road subject to a 60mph speed limit.

The LHA have reviewed the supporting documents and understands that the proposed annexe will generate less traffic than the existing use, which is a holiday let. Therefore, with this in mind and the annexe remaining part of the farmhouse, the LHA have no objection to the proposal.

Conditions

1. 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

