

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0074
Our ref: D3.2023.0074
Date: 5th May 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0074**

Address: **Tan Yard Farm Ribchester Road Hothersall PR3 3YA**

Proposal: **Proposed front, side and rear two-storey extensions, extension to existing lean-to, creating one garage and extension to domestic curtilage.**

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 front, side and rear two-storey extensions, extension to existing lean-to, creating one garage and extension to domestic curtilage at Tan Yard Farm, Ribchester Road, Hothersall.

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

3/2023/0075- Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage. Ongoing.

Lancashire County Council

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



3/2021/0771- Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms. Prior Approval Given dated 20/04/2022.

The LHA are aware that the existing farmhouse will continue to be accessed off Ribchester Road which is a B classified road subject to a 40mph speed limit.

The LHA have reviewed Studio John Bridge drawing number 2264-P07 titled "Proposed HH Site Plan" and are aware that 3 car parking spaces can be provided on the driveway and in the proposed garage, collectively. Given that this complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, for the 4+ bed dwelling, the LHA have no objection to the proposal.

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 GHA drawing number Why/750/2959/02. 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).

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

