

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0186
Our ref: D3.2023.0186
Date: 5th April 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0186**

Address: **Marylebone Farm Bowland Gate Lane West Bradford BB7 4TL**

Proposal: **Demolition of equine building and construction of a detached annexe to provide additional accommodation for extended family. (Resubmission of 3/2022/0446.)**

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 demolition of an equine building and construction of a detached annexe at Marylebone Farm, Bowland Gate Lane, West Bradford.

The LHA are aware that the application is a resubmission of application reference 3/2022/0446 which was refused by the Local Planning Authority (LPA) on 1st February 2023.

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

Lancashire County Council

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



3/2022/0011- Extension of existing building and change to equine use together with a hard standing area for sorting bales of hay. Permitted 11/02/2022.

3/2021/0646- Addition of four arena mirrors to an existing fence line. To consist of two vertical mirrors 1.2m x 1.8m and two horizontal mirrors 3.6m x 1.2m. Permitted 12/08/2021.

The proposal is to provide a two-bed, potentially 3 bed annexe at the site. The LHA, as a result, have reviewed the supporting documents and have no objection to the proposal subject to the condition below, which ensures the annexe remains in ownership of the existing dwelling.

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

