

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0204
Our ref: D3.2023.0204
Date: 5th April 2023

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2023/0204**

Address: **Nabside Farm Moor Lane Whalley BB7 9JQ**

Proposal: Proposed demolition of existing garage, stores, garden room, kitchen/porch and conservatory. Erection of a single storey garage and en-suite guest room to western side of existing house. Erection of single storey to eastern side of existing house. Retention of unauthorised extension to existing rear garden. New entrance gates/posts. External works including landscaping improvements. Alterations to existing rooflights and windows/doors. New Shed and Bin Store (pursuant to variation of condition 2 (plans) on permission reference 3/2016/0340 to allow alterations to footprint and design of the single-storey extension to western side of house).

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No Objection

No Objection to Variation of Condition 2.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a variation of condition application to vary condition 2 (Plans) from approved application 3/2016/0340 at Nabside Farm, Moor Lane, Whalley.

Lancashire County Council

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



The approved application permitted the site to demolish the existing garage, stores, garden room, kitchen/ porch and replace them with a new single storey garage and single and rear storey extensions.

Condition 2

"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

4490-02-01 Rev K: Proposed Floor Plans, Elevations & Section

4490-02-02 Rev E: Proposed Site Plan

4480-02-05 Rev B: Proposed sections

SR690.2B Rev B: Planting Proposals

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent"

Highway Comments:

The LHA have reviewed the amended plans and have no objection to the variation of condition.

Yours faithfully

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

