

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0361
Our ref: D3.2023.0361
Date: 3rd August 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0361**

Address: **1 Spread Eagle Barn Sawley Road Sawley BB7 4LE**

Proposal: **Proposed new timber and glazed arch infill to front and rear with minor alterations, rooflights and flue to the front and new 1.8m high timber fence to the rear.**

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

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed new timber and glazed arch infill to front and rear with minor alterations, rooflights and flue to the front and new 1.8m high timber fence to the rear at 1 Spread Eagle Barn, Sawley Road, Sawley.

The LHA are aware that the application is also subject to listed building consent, with application reference 3/2023/0362 being submitted to gain this consent. For ease, the LHA will respond to the listed building consent within this response.

The LHA are aware that the dwelling will continue to be accessed off Sawley Road which is a C classified road subject to a 30mph speed limit.



The LHA have limited information as to whether the dwelling has access to any off-street parking facilities but by reviewing the supporting information and Google Streetview, this is unlikely. Therefore, following the proposal, the site will have a shortfall of 3 car parking spaces given the increase in the number of bedrooms at the dwelling from 3 to 4.

Despite this, the LHA have no objection to the proposal. This is because an additional vehicle parking on-street will not be detriment to highway safety given the pre-existing situation and so the LHA have no further comments to make.

Yours faithfully

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

