

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 23.0477
Our ref: D3.23.0477
Date: 28th November 2023

App no: 23.0477

Address: The Vines Preston Road Ribchester

Proposal: Retrospective installation of log cabin holiday let with patio and additional structures including hot tub, pizza oven, access track and parking

The submitted documents and plans have been reviewed and the following comments are made.

Proposal

The existing log cabin is proposed to be converted to a one-bedroom holiday let with 2 car parking spaces. It can accommodate up to 4 guests.

Access

There is an existing access on Preston Road which serves 'The Vines' and this will be used to serve the holiday let. There are no changes proposed and none are considered necessary.

All vehicles can enter, turn and exit in forward gear onto Preston Road which is considered necessary.

The nearest bus stops are approximately 500m walking distance along Preston Road which has a footway.

Conclusion

Lancashire County Council acting as the 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.

Kelly Holt
Highway Development Control Engineer
Highways and Transport

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



Lancashire County Council
www.lancashire.gov.uk

