

Development Control
Ribbles Valley Borough Council

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Your ref: 23.0660
Our ref: D3.23.0660
Date: 26th September 2023

App no: 23.0660

Address: Hawthorn Bungalow Rimington Lane Rimington

Proposal: Proposed demolition of existing bungalow and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works

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

History

Application reference 3/2021/0341 - Proposed demolition of existing dwelling and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works. Installation of new sewage treatment plant and land soakaway was approved with highway related conditions, 6) site access, 7) parking and turning and 8) visibility splay.

Prior to this application reference 3/2010/0521 was approved on the 30th November 2010 and application reference 3/2013/0795 was approved on the 20th December 2013.

Proposal

This application seeks a marginally amended site access location to the previously approved application reference 3/21/0341 with it being sited approximately 3m in a north easterly direction along Rimington Lane.

Otherwise, the geometry of the site access arrangement remains the same as previously approved.

The internal hardstanding is increased in size.

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

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



proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should the application be approved, we would request that the same highway related conditions are stated on the decision.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

