

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2023/0692
Our ref: D3/2023/0692
Date: 22 September 2023

For the attention of Emily Pickup

Planning Application No: 3/2023/0692

Grid Ref: 379582 454439

Proposal: Proposed single-storey side extension to existing holiday let property.

Location: Bowland Forest Farm, Settle Road, Bolton By Bowland BD23 4SN

Having reviewed the documents submitted, 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 or capacity in the immediate vicinity of the site subject to the following comments being noted and conditions being applied to any formal planning approval.

Proposal

The proposal is for a single-storey side extension to the existing holiday let property to provide a lounge. The existing ground floor layout will be amended to provide two accessible bedrooms. Two new doorways are also proposed including an internal door connecting into the adjacent building, which has planning permission to convert to a holiday let (Planning Permission 3/2021/0793).

Site planning history

3/2021/0793 - Proposed redevelopment of site for 5 holiday chalets, conversion of existing holiday house and adjacent barn to a 20 person holiday let. Extension of existing cafe, alteration to existing garden centre to form a farm shop and plant display area. Creation of car parking, landscaping and associated works. Resubmission of 3/2020/1091. (amended layout 28.10.21). Approved.

3/2020/1091 - Proposed redevelopment of site for 30 no. holiday chalets, conversion of existing holiday house and adjacent barn to a 20 person holiday let. Extension of existing cafe, construction of reception building with managers flat, alteration to existing garden centre to form a farm shop and plant display area. Creation of car parking, landscaping and associated works. Refused.

Car parking

Eleven car parking spaces are proposed including two mobility spaces and one with an electric charging point.

Lancashire County Council

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



The existing number of bedrooms/guests is four/eight. The proposal would increase this to seven bedrooms/eighteen guests. Whilst there is an increase in the number of bedrooms and guests the highway authority considers that eleven car parking spaces is an adequate level as two family rooms are proposed with a family unit likely to be travelling in one vehicle. Whilst there will be an increase in the number of guests it is unlikely that there will be a corresponding increase in the number of vehicles.

However, as two accessible ground floor bedrooms are now proposed the two mobility spaces should be re-located closer to the building and adjacent to the footway. The space for the vehicle charging would also have to be re-located.

In addition, the footway from the car parking spaces to the front entrance should also be widened to a minimum of 1.5m to allow a wheelchair user and ambulant person to walk side by side ('Inclusive Mobility' section 2.2).

An amended plan should be submitted taking the above into account.

The vehicle charging point shall be fitted in line with the Dept for Transport's guidance regarding Electric Vehicle Charging in Residential and Non-residential Buildings, which states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Subject to the satisfactory receipt of an amended site plan as outlined above the following conditions should be applied to any formal planning permission granted.

Conditions

The car parking facilities and manoeuvring areas shown on the plans hereby approved shall be made available in accordance with the approved plan prior to the occupation of the approved development; such parking facilities and manoeuvring areas shall thereafter be permanently retained for that purpose. Reason: To ensure adequate parking and manoeuvring are available for the development.

Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available. Reason: To ensure that the development provides the infrastructure for sustainable forms of transport.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

