

Development Control
Ribble Valley Borough Council

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Your ref: 23.0770
Our ref: D3.23.0770
Date: 10th November 2023

App no: 23.0770

Address: 1 Bonny Grass Terrace Billington

Proposal: Proposed reconfiguration of first floor accommodation and installation of new external staircase to provide access to first floor apartment. Removal of ground floor side door opening and extension of retail area into current lobby, stairwell, toilet and office area

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

Proposal

The A1 shop use floor area on the ground floor is increasing from 19sqm to 46sqm. The number of employees is remaining the same at 1 full time equivalent.

The first floor will remain as a two-bedroom flat with an external staircase from the side street.

The proposed external staircase will lie on land which the applicant does not own and forms part of a footway. The application form states that the ownership of the land is unknown and that an advertisement has been placed in the Lancashire Evening Telegraph on 04/10/2023.

Comments

The erection of the external staircase over the footway will be detrimental to pedestrian movements along the side street of 1 Bonny Grass Terrace. The side street links to Billington Gardens via a ginnel.

Conclusion

Lancashire County Council acting as the Highway Authority would 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.

Lancashire County Council
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