

Ribble Valley Borough Council  
Housing & Development Control

Phone:  
Email:



Your ref: 3/2023/1035  
Our ref: D3.2023.1035  
Date: 2<sup>nd</sup> February 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/1035**

Address: **5 Garnett Mews Clitheroe BB7 2SR**

Proposal: **Regularisation of change of use from dwelling (C3) to holiday let (C5).**

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

### **Summary**

#### **No objection subject to conditions**

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 subject to the following conditions being stated on any approval.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) have been consulted on an application for the regularisation of a change of use from dwelling (C3) to holiday let (C5) at 5 Garnett Mews, Clitheroe.

The LHA are aware of the most recent planning history associated with the site, with it being listed below:

3/2017/0920- Revised application for five town-houses following outline approval  
3/2015/0312 including garage block on St Pauls Terrace. Permitted 01/12/2017.



### **Site Access/ Internal Layout**

The LHA are aware that the proposal will continue to be accessed off Garnett Mews which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed APB drawing number DWG01 titled "Planning Consent" and are aware that the access to the proposal, which was approved following application reference 3/2017/0920, will remain unaltered following the proposal. The access will serve one car parking space for the proposed 3 bed holiday cottage.

While the proposal does not comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, which requires the site to provide 2 car parking spaces, the LHA will accept the shortfall. This is because the LHA accepted the shortfall in parking at the existing dwelling when application reference 3/2017/0920 was approved. Therefore, it would be unreasonable to request an additional car parking space is provided or object to the application on this basis.

### **Conclusion**

The LHA have no objection to the proposal with the proposals impact on the local highway network unlikely to be severe given the existing situation.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with APB drawing number DWG01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

Yours faithfully

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

