

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0087
Our ref: D3.2024.0087
Date: 15th March 2024

FAO Lyndsey Hayes

Dear Sir/Madam

Application no: **3/2024/0087**

Address: **Garth Cottage Clitheroe Road Mitton BB7 9PH**

Proposal: **Proposed demolition of existing cottage and replacement with a new dwelling (pursuant to variation of condition 2 (approved plans) of planning permission 3/2012/0135.)**

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

Summary

No Objection

No Objection to Variation of Condition 2.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on a variation of condition application to vary condition 2 (Plans) from planning permission 3/2012/0135. The approved application was to construct a replacement dwelling at Garth Cottage, Clitheroe Road, Mitton.

The Agent is aiming to vary the condition to allow for the retrospective alteration to the floor plans at the site. An enforcement notice has already been served due to the dwelling not being built in accordance with the plans. The Applicant has appealed this enforcement notice. However, this was dismissed by the Planning Inspectorate on 25th October 2023.

There has also been other planning applications associated with the dwelling, which includes subdividing the dwelling into two. These applications have all been dismissed by



the Local Planning Authority and one application, 3/2022/0307, has been dismissed at appeal.

Condition 2

The LHA have reviewed the amended plans and the supporting information and have no objection to the variation of condition. This is because the dwelling will not be sub-divided and so only one dwelling, as approved under the original application will be at the site.

The site also has adequate space to provide 3 car parking spaces to comply with the LHAs parking guidance for a 4-bed dwelling. Therefore, the LHA have no objection to the variation of condition.

Yours faithfully

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

