

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0318
Our ref: D3.2024.0318
Date: 15th May 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2024/0318**

Address: **29 Castle View Clitheroe BB7 2DT**

Proposal: **Regularisation of unauthorised change of use from dwelling (use class C3) to shortterm holiday let (sui generis) for a temporary period of five years.**

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 an unauthorised change of use from dwelling (use class C3) to short term holiday let (sui generis) for a temporary period of five years at 29 Castle View, Clitheroe.

Site Access/ Internal Layout

The proposed holiday let is located off Castle View which is an unclassified road subject to a 20mph speed limit.



The LHA have reviewed the supporting documents and are aware that no off-street car parking spaces will be provided for the proposed 4 bed holiday let. For the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA would expect the site to provide a minimum of 3 car parking spaces.

Despite the shortfall in parking, the LHA have no objection to the proposal. This is because a shortfall in parking at the site is a pre-existing situation with the dwelling expected to provide 2 car parking spaces given the number of bedrooms. Therefore, it is considered that an additional shortfall in parking would not have a detrimental impact upon highway safety, should three car parking spaces be required on-street. This is because there have been no reported collisions recorded within the vicinity of the site in the last five years and the site is located in a sustainable location in the centre of Clitheroe, approximately 375m away from the train station and bus interchange which serves a range of destinations.

Therefore, given these factors and the proposed holiday let is likely to generate similar levels of traffic than its existing use, the LHA have no objection to the proposal subject to cycle storage facilities being provided.

Conditions

1. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the holiday let has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

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

