

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2024/0330  
Our ref: D3.2024.0330  
Date: 4<sup>th</sup> June 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0330**

Address: **Robinsons Barn West Lane Worston BB7 1QA**

Proposal: **Proposed single-storey extension to side, porch extension to rear, alterations to existing window/door openings and replacement and relocation of summer house with shepherd's hut.**

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 an application for the proposed single-storey extension to side, porch extension to rear, alterations to existing window/door openings and replacement and relocation of summer house with shepherd's hut at Robinsons Barn, West Lane, Worston.



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

The dwelling will continue to be accessed off an unadopted access track which is located off West Lane, an unclassified road subject to a 30mph speed limit. The unadopted access track currently serves 4 other dwellings as well as Public Footpath FP0348001.

The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will increase from 3 to 4. While no parking plan has been submitted, the Agent has provided AW+A drawing number PL06 titled "Proposed Site Block\_Plan" which shows that the site has ample parking space to provide a minimum of three car parking spaces to comply with the LHAs parking guidance.

As part of the proposal, the Applicant is aiming to replace a summer house with a shepherd's hut for domestic use only. The LHA have no objection to this but will condition that the hut is used only for recreational purposes associated with the host dwelling, Robinsons Barn.

The LHA will also require prior to commencement a Construction Management Plan to be submitted. The LHA require details regarding whether the hut will be built on site or whether it will be transported fully erected. Should it be built off site, information within the Construction Management Plan needs to state the type of vehicles which will be used to transport the hut and the route it will take to the site.

### **Conclusion**

The LHA have no objection subject to conditions.

### **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The shepherd's hut hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (Robinsons Barn) and shall not be used by way of sale or sub-letting to form separate residential accommodation.

REASON: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Yours faithfully



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

