

Ribble Valley Borough Council

Email: developeras@lancashire.gov.uk

Your ref: 2024.0388

Our ref: 03.2024.0388

Date: 24.06.2024

App. No: 24.0388
Location: Key Hills Martin Top Lane Rimington
Proposal: Proposed construction of single-storey detached garage in front garden

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

History

3/2023/0717 - Proposed construction of two-storey building with garage at ground floor and accommodation above. Refused.

Proposal

This application seeks to erect a new detached garage measuring internally 6m by 6.5m. The existing access on Martin Top Lane will remain unchanged.

Conclusion

Lancashire County Council acting as the 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.

Should the application be approved the following condition is requested.

1. The garage(s)/parking areas hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order. Reason: To ensure that adequate parking provision is retained on site.

Kelly Holt
Highway Development Control Engineer

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