

Development Control  
Ribble Valley Borough Council

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Your ref: 24.0439  
Our ref: D3.24.0439  
Date: 13<sup>th</sup> August 2024

**App no: 24.0439**

**Address: Duke of York Inn Grindleton Brow Grindleton**

**Proposal: Application for planning permission for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage**

Further to our original comments dated the 22<sup>nd</sup> July 2024, the submitted documents and plans have been reviewed and the following comments are made.

### **History**

3/2022/0883 - Application for planning permission for change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping. Approved

3/2021/1248 - Change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused applications 3/2019/0049 and 3/2020/0219. Refused

### **Proposal**

The application proposes to change the former public house to a dwelling and to retain the existing access. A new dwarf wall, 1m high, is proposed along the site frontage to formalise the footway, 1.2m wide, across the frontage of the site. The bollards originally proposed on the footway have been removed from the scheme.

### **Site access**

Grindleton Brow is classified C571 with 30mph speed limit. There are no collisions in the vicinity of the site in the previous 5 years.



The existing access position will be retained, shown on 'Proposed site plan – 5977-P30 Rev A'. The visibility splay is considered acceptable. A 1.2m wide footway is proposed along the frontage which will benefit pedestrian movements along Grindleton Brow and the boundary wall 1m high.

## **Parking**

The 4+ bedroom dwelling will require 3 car parking spaces with secure cycle parking.

There is driveway space for 3+ vehicles and the proposed detached garage measures 6m by 9.2m internally and is designed for 2 vehicles and will provide sufficient cycle storage.

We would request that the garage is used only ancillary to the dwelling.

## **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 conditions are requested.

1. The site access shall be constructed in accordance with the approved plan 'Proposed site plan – 5977-P30 Rev A' with at least the first 5m paved.  
Reason: For highway safety.
2. Prior to first occupation of the development hereby permitted, the parking and turning areas shall be provided and maintained thereafter for that use.  
Reason: To provide adequate car parking.
3. The detached garage hereby approved shall only be used ancillary to the enjoyment of the dwelling 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

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