

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.2024.0535
Our ref: 03.2024.0535
Date: 30.09.2024

For the attention of Lucy Walker

Planning application no.: 3.24.0535

Location: Happy Cottage, Lovely Hall Lane, Copster Green BB1 9EQ

Proposal: Proposed erection of 2 storey extension to side and detached double garage to front

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

Proposal

There are currently 2 bedrooms at the dwelling with driveway parking for 2 vehicles with a vehicle crossing on Lovely Hall Lane. There is an increase of 1 bedroom with the proposed 2 storey extension to the side, therefore 3 bedrooms proposed within the altered layout and the access remains the same. The garage proposed will count as 1 parking space. A double garage must be 6m by 6m to count as two parking spaces.

The parking provision is in accordance with the parking standards. 2 parking spaces are being provided, one in the garage and one on the drive.

Conclusion

There is no objection to the proposal.

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.

Conditions

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



- No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council

