

Development Control
Ribble Valley Borough Council

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Your ref: 24.0593
Our ref: D3.24.0593
Date: 5th September 2024

App no: 24.0593

Address: 19 Abbey Road Whalley

Proposal: Proposed demolition of existing lean-to single-storey extension to rear and replacement with larger single-storey extension with a lantern roof. Conversion of double garage to single-storey annex accommodation with new pitched roof and installation of solar panels

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

History

3/2024/0483 - Certificate of Lawfulness for proposed dormer to rear roofslope. Permission not required.

3/2023/0327 - Outline application for the erection of a detached dwelling with access applied for (all other matters reserved). Refused

Proposal

The application seeks to extend the existing 4 bedroom dwelling no.19 Abbey Road and to convert the garage to a 1 bedroom annex.

Access and parking

There is an existing access on Abbey Road which will continue to serve the dwelling and will serve the annex. No changes are proposed and none are considered necessary. The existing driveway provides parking for 4 vehicles which is considered necessary for this proposal.

We would request that a secure covered cycle store is provided due to the loss of the garage, to support sustainable travel.

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.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
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