

Ribble Valley Borough Council
Planning Section
Council Offices
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BB7 2RA

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Your ref: 03.2024.0604
Our ref: 03.2024.0604
Date: 07.08.2024

For the attention of Emily Pickup

Planning Application No: 3/2024/0604

Grid Ref: 374868 442535

Proposal: Proposed single-storey, detached annex to the rear.

Location: 89 Chatburn Road Clitheroe BB7 2AS

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

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.

The 1-bed detached annex proposed must remain as part of the existing dwelling and will not be used for commercial purposes without prior consent.

The proposal is located within a residential area and near Clitheroe Royal Grammar School. The timing of the works to avoid school drop-off and collection, is crucial to maintain safety and to minimise disruption to the highway network.

There is no objection in principle to the proposal subject to the comments being noted and the conditions being applied to any formal planning approval.

Conditions

1. The annexe (detached building) hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) 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.

- No development shall take place, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i. The parking of vehicles of site operatives and visitors
 - ii. The loading and unloading of plant and materials
 - iii. Details of working hours

Kind regards



Tahira

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

