

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.2024.0760
Our ref: 03.2024.0760
Date: 27.09.2024

For the attention of Stephen Kilmartin

Planning Application No: 3/2024/0760

Grid Ref: 374732 441710

Proposal: Planning Permission for the proposed conversion of existing domestic outbuilding into detached annexe accommodation.

Location: Ashgrove Barn 1 Shawbridge Street Clitheroe BB7 1LZ

The Local Highway Authority have viewed the plans, highway related documents and the history of the site (3.12.0999, 3.12.0998) and have the following comments to make.

Ref. Planning Statement 4.2 and 6.11 submitted, 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 double 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 Football Club. The timing of the works to avoid the drop-off and collection to the Club, 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.

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



- 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

