

Ribble Valley Borough Council
Council Offices
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Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0816
Our ref: 3/2024/0816/HDC/KW
Date: 21 November 2024

Location: White Hill Back Lane Read BB12 7QP

Proposal: Proposed demolition of the existing two-storey conservatories and replacement with a two-storey side extension and single-storey side extension with roof terrace above. Demolition of existing garage and construction of a two-storey replacement garage with guest suite above, attached to main house.

Grid Ref: 377375 436182

Dear Kathryn Hughes

With regard to your consultation letter dated 8 November 2024, I have the following comments to make based on all the information provided by the applicant to date.

No objection subject to conditions

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 Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of the existing two-storey conservatories and replacement with a two-storey side extension and a single-storey side extension with a roof terrace above. Demolition of existing garage and construction of a two-storey replacement garage with guest suite above, attached to the main house at White Hill Back Lane Read BB12 7QP.

The site utilises an existing access from Back Lane which is an unclassified road subject to a 60mph speed limit.

The LHA has reviewed drawing number P01.01 titled Proposed Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site and leave in a forward gear. The LHA also reviewed drawing P02.01 titled Proposed Lower Ground Floor Plan and noted that the proposed garage meets the LHA recommended minimum internal dimensions. As such, the effect of the development on the operation of the local highway network would be negligible.

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If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure that adequate parking provision is retained on site.

Yours sincerely

Kate Walsh

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