

Ribble Valley Borough Council
Planning Section
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Your ref: 03.2024.0831
Our ref: 03.2024.0831
Date: 25.10.2024

For the attention of Stephen Kilmartin

Planning Application No: 3/2024/0831

Grid Ref: 364851 432451

Proposal: Proposed two-storey garage with one-bedroom annex on first floor.

Location: 1 Ribblesdale Place Osbaldeston Lane Osbaldeston BB2 7LX

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 annex proposed on the first floor must remain as part of the existing dwelling and will not be used for commercial purposes without prior consent.

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

Kind regards

Tahira

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

Lancashire County Council
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