

Ribble Valley Borough Council
Council Offices
Church Walk,
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Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0277
Our ref: 3/2025/0277/HDC/KW
Date: 13 June 2025

Location: 4 Longridge Road Hurst Green BB7 9QP
Proposal: Proposed change of use of annex to holiday let.
Grid Ref: 368440 437882

Dear Maya Cullen

With regard to your consultation letter dated 22 May 22025, I have the following comments to make based on all the information provided by the applicant to date.

No objection subject to condition

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 condition being stated on any approval.

The LHA are aware that the site will continue to be accessed off Longridge Road which is a B classified road subject to a 30mph speed limit.

The LHA understand that the existing dwelling has 3 bedrooms and as such the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. An additional parking space as shown on the site plan has been provided for the proposed holiday let, which will provide acceptable off-street parking provisions for the proposal. Therefore, the LHA have no objection to the proposal.

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. No use hereby permitted shall commence until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times. **Reason:** To allow for the effective use of the parking areas.

Continued...

Yours sincerely

Kate Walsh
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Highway Development Control
Highways and Transport
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