

Ribble Valley Borough Council
Council Offices
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Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
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Your ref: 3/2025/0371
Our ref: 3/2025/0371/HDC/KW
Date: 02 June 2025

Location: Squirrel Barn Sawley Road Chatburn Clitheroe BB7 4LD
Proposal: Adaptation of existing domestic garage and store to form a 2-bed granny annex accommodation
Grid Ref: 377321 445188

Dear Stephen Kilmartin

With regard to your consultation letter dated 20 May 2025, I have the following comments to make based on all the information provided by the applicant to date.

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 or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

Whilst the proposal will remove the existing garage and car port and replace them with annexe accommodation, the existing hard standing/driveway area can provide acceptable parking provisions for the size and nature of the site.

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

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

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
W: <http://www.lancashire.gov.uk>

Lancashire County Council
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