

Ribble Valley Borough Council

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Your ref: 25.0528

Our ref: D3.25.0528

Date: 7th August 2025

App no: 25.0528

Address: Proposed new garage and games room.

Proposal: Twin Brook Barn Up Brooks Clitheroe Lancashire BB7 1PL

The submitted documents and plans have been reviewed and the following comments are made.

History

3/2023/0272 - Demolition of detached collapsed storage building and erection of one two-storey dwelling with private garden and parking areas. Erection of a two storey outbuilding, providing garage and hobby room serving Twinbrook Barn. Refused and dismissed at appeal.

3/2022/0107- Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. Resubmission of 3/2021/1202. Refused 08/03/2022.

3/2021/1202- Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. Withdrawn 03/12/2021.

3/2016/0698- Conversion and extension of agricultural barn into a single dwelling house. Permitted 19/09/2016.

Proposal

The application seeks to erect a single garage and games room at Twin Brook Barn.

Access and parking

There is an existing access to the dwelling on Up Brooks which is highway maintained at public expense between Lincoln Way and Mearley Brook. Thereafter the privately maintained lane carries public footpath FP0301006a and FP0301008.

There are no changes proposed to the access and none are considered necessary.

All vehicles should enter and leave in forward gear, this appears achievable.

The garage and games room

Conclusion

Lancashire County Council acting as the 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.

1. The development hereby permitted shall be used ancillary to the main dwelling Twin Brook Barn. Reason: To ensure sufficient access and car parking provision.

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