

Ribble Valley Borough Council

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Your ref: 3.2026.0194

Our ref: D3.26.0194

Date: 22<sup>nd</sup> May 2026

**App no:** 3.2026.0194

**Address:** Land to the rear Horton Grange Horton Road Horton

**Proposal:** Proposed construction of garage on existing parking area.

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

### **Proposal**

The application seeks permission for a garage measuring internally 11.5m by 8.5m, suitable for 2-4 vehicles.

### **Access**

The proposed garage is accessed from an existing privately maintained access on Horton Road which serves 4 dwellings. Horton Road is classified C595 and subject to the national speed limit.

There are no changes proposed to the highway as a result of the proposal.

### **Garage position and use**

The garage is positioned close to the shared access road and provides no set back for a vehicle to clear the access road or any visibility if vehicles are exiting via the doors on the south elevation via the narrow permeable apron. This appears too narrow to be practical for use.

Notwithstanding this the access road is not recorded as highway and would only be potentially a matter for the neighbours who share the access road. To remove this concern the garage would be set back by 2m from the edge of the access road.

The proposed use of the garage is not stated on the submitted documents therefore we have assumed that it is to be used for domestic parking purposes ancillary to the dwellings, Horton Grange and Burrons Laithe Horton Grange which are both within the blue edge.

## 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.

Should the application be approved the following condition is requested.

1. The garage hereby permitted shall be used only for domestic purposes ancillary to the use of the dwellings Horton Grange and Burrons Laithe Horton Grange.

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