

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0504
Our ref: 3/2026/0504/HDC/KW
Date: 13 August 2026

Location: Moneymoon Preston Road Ribchester PR3 3YD
Proposal: Proposed conversion of existing garage and stables into annexe including extending roof to form canopy.
Grid Ref: 363358 436884

Dear Maya Cullen

With regard to your consultation letter dated 23 July 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to condition

Lancashire County Council acting as the Local Highway Authority (LHA) 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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of existing garage and stables into annexe including extending roof to form canopy at Moneymoon, Preston Road, Ribchester.

The proposal is for the conversion of the existing garage and stables into an annexe. Whilst the proposal will remove an existing garage, there is ample parking on site to accommodate off street parking for the existing dwelling; as such, the effect of the development on the operation of the local highway network would be negligible.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition are 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.

Continued...

Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area and to ensure that adequate parking provision is retained on site.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: <http://www.lancashire.gov.uk>