

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0113
Our ref D3.2022.0113
Date 18th March 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0113**

Address: **Saddle Barn Rabbit Lane Talbot Bridge Bashall Eaves BB7 3NA**

Proposal: **Proposed single storey attached garage.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a single storey attached garage at Saddle Barn, Rabbit Lane, Talbot Bridge, Bashall Eaves.

The LHA are aware that the site is accessed off a private, access track located off Rabbit Lane which is an unclassified road subject to a 60mph speed limit.

Rabbit Lane adjacent to the site access also serves Public Footpaths 3-5-FP8 and FP20.

The LHA have reviewed SJ Bialecki drawing number 5005 titled "Proposed Plans" and understands that the external dimensions of the garage will be 6m x 3.2m.

However, the LHA have reviewed the internal dimensions and are aware that the garage will be approximately 5.1m x 2.8m.

For a single garage, to provide a car parking space the minimum internal dimensions are required to be 6m x 3m. Therefore, the LHA would advise that the minimum internal dimensions are followed.

Usually, the LHA would require this on a revised plan, but due to the dwelling being located along a private access track, a significant distance away from the public highway, the shortfall in the dimensions of the garage would not impact on highway safety. Therefore, the LHA can only advise and so have no objection to the proposal.

The LHA would also advise that the garage door is a minimum of 3m wide to ensure that vehicles are able to enter and exit the garage.

Yours faithfully

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Highway Development Control
Highways and Transport
Lancashire County Council