

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:



Your ref: 3/2022/0269
Our ref: D3.2022.0269
Date: 15th September 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0269**

Address: **land at Cherry Tree Farm Chipping Road Chaigley BB7 3LX**

Proposal: **Amendment to the approved design of planning permission 3/2004/1269 in relation to outline approval 3/1979/0646 to allow an extension to the side and a canopy over the door.**

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

Summary

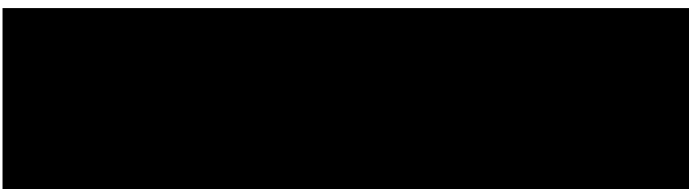
No objection

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the amendment to the approved design of planning permission 3/2004/1269 in relation to outline approval 3/1979/0646 to allow an extension to the side and a canopy over the door at the land at Cherry Tree Farm, Chipping Road, Chaigley.



Site Access

The LHA are aware that the dwelling will continue to use the agricultural access which serves Cherry Tree Farm and is accessed off Chipping Road which is an C classified road subject to a 60mph speed limit.

The LHA are aware that the site access has already been approved following outline application 3/1979/0646. Therefore, with the permission still being extant and there being no change to the access in the subsequent years which have passed, the LHA have no further comments to make regarding the site access.

Internal Layout

The LHA have reviewed the supporting documents and understands that the dwelling will remain a 4-bed dwelling following the proposed extension. For the dwelling to comply with the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

However, by the LHA reviewing J. Hadfield drawing number 518/101 titled "Approved Proposed Plans and Elevations, Site and Location Plans" the LHA are aware that only one car parking space can be provided on the driveway.

Despite this, the LHA will accept the shortfall. This is because the number of bedrooms and the size of the driveway at the dwelling has not changed following application 3/2004/1269. Therefore, with this permission still being extant the LHA have no objection to the proposal.

Should the Applicant want to provide more than one car parking space at the dwelling, the LHA advise that the grassed area located at the front of the driveway is removed to allow a minimum of 3 spaces to be provided at the site.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council