

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

Phone: 0300 123 6780
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Your ref:
Our ref: LHS/CS/3/2016/0168
Date: 16th March 2016

For the attention of Robert Major.

Proposal:	Proposed external alterations to existing residential store and change of use to self-contained holiday cottage.
Location:	Knotts Farm Knotts Lane Tosside BD23 4SJ
Grid Ref:	376749 - 453587

With regard to your letter dated the 26th February 2016.

The Highway Development Control Section does not have any objections in principle to the proposed self-contained holiday cottage and are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

The Highway Development Control Section recommends the proposed holiday cottage shall only be used as part of the accommodation of the existing dwelling and shall not be divided by way of sale or sub-letting to form separate residential accommodation.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards, the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for this type and size of development.

The Highway Development Control Section recommends the following condition as part of the formal planning decision: -

1. The extension shall only be used as part of the accommodation of the existing dwelling and shall not be divided by way of sale or sub-letting to form separate residential accommodation. Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer