

Ribble Valley Borough Council  
Housing & Development Control

Tel  
Email

Your ref 3/2022/0447  
Our ref D3.2022.0447  
Date 31<sup>st</sup> May 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0447**

Address: **Abbey House Worston Clitheroe BB7 1QA**

**Proposal: Resubmission of application 3/2021/1291. Including design amendments to the proposed single storey rear extension with removal of existing outbuilding and the erection of an outdoor pergola.**

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 single storey rear extension with removal of existing outbuilding and the erection of an outdoor pergola at Abbey House, Worston, Clitheroe.

The LHA are aware that the application is a resubmission of 3/2021/1291 which was refused by the Local Planning Authority on 23<sup>rd</sup> March 2022.

In any case, the LHA are aware that the dwelling will continue to be accessed off the Back West Lane which is an unclassified road subject to a 30mph speed limit.



The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will not increase following the proposal, with the dwelling being a 4 bed.

For the dwelling to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

However, even with the existing garage which will be converted following the proposal, only one car parking space can be provided on site on the driveway. Therefore, with the shortfall in parking being a pre-existing situation the LHA have no objection to the proposal.

Yours faithfully

  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council