

Ribble Valley Borough Council
Housing & Development Control

Tel
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Your ref 3/2022/0465
Our ref D3.2022.0465
Date 21st June 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0465**

Address: **Post Office 1-3 Bridge Road Chatburn BB7 4AW**

Proposal: **Proposed first floor change of use to three self-contained flats, access via external staircase. Ground floor conversion of store buildings 1 and 2 into a kitchen.**

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

Summary

No objection subject to conditions

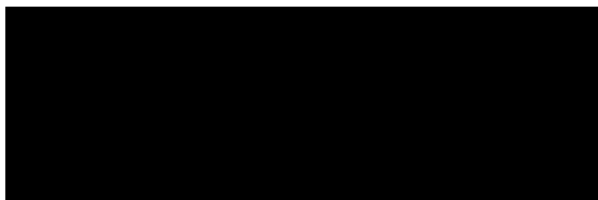
Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed first floor change of use to three self-contained flats and the ground floor conversion of two store buildings to be used by the Post Office for storage of goods and preparation of food at 1-3 Bridge Road, Chatburn.

The LHA are aware that the site is located along Bridge Road, a C classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and are aware that the site will not provide any car parking facilities for the 3 x 1 bed flats.



Usually, the LHA would require the proposal to provide 3 car parking spaces to comply with the parking guidance as defined in the Joint Lancashire Structure Plan. However, in this case the LHA will accept the shortfall.

This is because, firstly, 2 of the 3 proposed flats will be used as bed site. Therefore, the likelihood of the occupants having access to a car is rare. Diminishing the need for car parking spaces.

Secondly, should occupants of the flats require parking spaces, vehicles are able to park on street within the vicinity of the site given the un-restricted nature of the public highway in this location. The lack of designated parking facilities could also deter prospective tenants from living at the flat should they require spaces for their vehicles.

Thirdly, the site is located in close proximity to bus stops which serve regular services to Clitheroe and Nelson.

Therefore, given these factors and there already being a flat in the existing building, the LHA have no objection to the proposal.

The LHA also note that the 2 store outbuildings will become one unit following the proposal and will be used by the Spar for the storage and preparation of food. The LHA have no objection to this but will condition that the outbuilding will be used only by the main building and not used as a separate commercial entity.

Condition

1. The change of use of the two outbuildings hereby permitted, shall be used only by the ground floor occupier of The Post Office, 1-3 Bridge Road, Chatburn and shall not be used as a separate commercial entity whatsoever at any time.

REASON: In the interest of highway safety.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council