

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1169
Our ref D3.2021.1169
Date 11th January 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1169**

Address: **13 Leys Close Wiswell BB7 9DA**

Proposal: **Proposed two storey extension including adjustments to rear garden, new dormer window to the Frontage, relocation of entrance door, replacement facade treatments and miscellaneous alterations to the driveway.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed two storey extension and the alterations to the existing driveway at 13 Leys Close, Wiswell.

The LHA are aware that the dwelling will continue to be accessed off Leys Close 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 increase to make the dwelling a 4-bed property.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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For the dwelling to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking to be provided on site.

To counter this, the Applicant is proposing to extend the existing driveway by a further 5m to provide an additional parking space on the driveway, meaning that there will be 2 car parking spaces provided.

While, the LHA have no objection to the extension of the driveway, the LHA request that a parking plan is provided showing that the dwelling can provide 3 car parking spaces on site, to comply with the parking standards found in the Joint Lancashire Structure Plan. This is because the LHA are unable to accept a shortfall in parking at the site due to the dwelling and the dwellings access being located in a turning head. Therefore, any on-street parking could obstruct the use of the turning head for refuse and delivery vehicles.

Not only this but any on-street parking located adjacent to the dwelling, could cause the access to number 11 Leys Close to be obstructed due to the narrowness of the existing carriageway. Therefore, the LHA will request that the site provides the required parking standards for a 4-bed dwelling.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council