

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/1180  
Our ref D3.2021.1180  
Date 17<sup>th</sup> December 2021

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2021/1180**

Address: **3 Moor Field Whalley BB7 9SA**

Proposal: **Proposed raised roof to dormer bungalow . Additional dormers to front and rear and alteration to parking arrangements.**

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 extension to the existing dwelling and alteration to the existing access at 3 Moor Field, Whalley.

The LHA understands that the site is accessed off Moor Field which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed AW+A drawing number PL06 Rev F titled "Proposed Floor Plans" and understands that the number of bedrooms at the dwelling will remain as existing, which is a 3-bed dwelling.

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#### **Phil Durnell**

Director of highways and Transport  
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The LHA remind the Applicant that a 3-bed dwelling is required to provide 2 car parking spaces to comply with the parking standards as defined in the Joint Lancashire Structure.

The LHA are aware that the parking spaces can be provided on the existing driveway and in the single garage.

However, the Applicant is proposing to widen the existing access, as shown on AW+A drawing number PL05 Rev D titled "Proposed Block Site Plan," to provide an additional car parking space at the dwelling, meaning that 3 spaces are provided. This is even though the LHA only require 2 spaces for a 3-bed dwelling.

The LHA have reviewed the drawing and are concerned that the widening of the access will conflict with the existing streetlight to the left of the existing access. The LHA require an amended plan showing the streetlight in relation to the proposed access.

Should the access conflict with the streetlight, the Applicant will be liable to the full cost of relocating the streetlight elsewhere. This should be in consultation with the Street Lighting team. However, it is worth noting that the streetlight can only be moved by a maximum of 1m from its existing position.

Therefore, the LHA advise the Applicant to prevent the cost of relocating the streetlight, to extend the driveway to the right of the access towards the existing garden. The LHA would have no objection to the access being extended to the right, subject to the depth of the proposed driveway being a minimum of 4.8m.

Alternatively, the Applicant could remove the extension to the access from the proposal with the dwelling already able to provide the required number of parking spaces for a 3-bed dwelling, as already mentioned. This way it removes the LHAs concerns regarding the streetlight and leaves the driveway as existing.

The submission of further information will allow the LHA to fully assess the application.

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council