

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2021/1194  
Our ref D3.2021.1194  
Date 10<sup>th</sup> January 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2021/1194**

Address: **16 Mitton Road Whalley BB7 9RX**

Proposal: **Proposed two storey extension to the rear including balcony.**

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 two storey extension to the rear including a balcony at 16 Mitton Road, Whalley.

The LHA have reviewed the supporting documents and understands that the existing access located directly off Mitton Road, a B classified road subject to a 30mph speed limit, will remain unaltered following the proposal.

The LHA have also reviewed Peter Hitchen drawing number A1.4 titled "Proposed Floor Plans" and understands that the dwelling will become a 4-bed dwelling following the proposal.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

For a 4-bed dwelling to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require a minimum of 3 car parking spaces to be provided.

While the LHA understands that the existing single garage will remain as existing, there is no information regarding where the other parking spaces will be provided.

Notwithstanding this, the LHA have reviewed Google Streetview and are aware that there is ample space on site to provide a minimum of 2 car parking spaces on the dwelling's driveway. Therefore, the LHA have no objection to the proposal.

Yours faithfully

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