

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0445
Our ref D3.2021.0445
Date 24th May 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0445**

Address: **The Brows Farm Brows Barn Higher Road Longridge Preston PR3 2YX**

Proposal: **Proposed change of use from office hub to dwelling.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed change of use of an office hub to a single dwelling at The Brows Farm, Brows Barn, Higher Road, Longridge.

Site Access

The LHA understands the site is accessed from an existing, tracked road directly off Higher Road which is an unclassified road subject to a 60mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Currently, the track serves the office as well as the existing agricultural barn at the site and it is worth noting the access will remain unaltered following the proposal.

Therefore, with the access already being existing and given the office would generate a level of trips in its own right, the LHA do not consider the proposals would severely intensify the number of vehicle movements on to a high-speed road. As a result, the LHA have no objection to the proposal.

Internal Layout

The LHA have reviewed ALH drawing number 04B titled "Proposed Site Plan" which shows the site will provide 2 car parking spaces for the 2-bed dwelling. This complies with the guidance contained in the Joint Lancashire Structure Plan and therefore the LHA have no objection to the proposal.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ALH drawing number 04B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

Yours faithfully

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