

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0539
Our ref D3.2021.0539
Date 15th June 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0539**

Address: **Ravenswing Farm Further Lane Mellor BB2 7QB**

Proposal: **Proposed conversion of existing garage space into living accommodation with mezzanine level; single-storey extension to rear; loft conversion to form 2 new bedrooms; conversion and alteration of outbuilding to form new detached double garage. Resubmission of 3/2020/0770.**

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

Background

The Local Highway Authority (LHA) have been consulted on an application for the proposed conversion of an existing garage into living accommodation, a loft conversion, single-storey extension to the rear and the conversion of an outbuilding to form a new detached double garage at Ravenswing Farm, Further Lane, Mellor.

The LHA are aware the application is a resubmission of application reference 3/2020/0770 which was for a similar scheme at the dwelling. However, the proposal was refused by the Local Planning Authority (LPA) on 27th November 2020.

Phil Durnell

Director of highways and Transport
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Site Access

The proposal will make no alterations to the existing access, which is accessed directly from Further Lane which is a C classified road subject to a 50mph speed limit. Therefore, the LHA have no comments to make regarding the sites access.

Internal Layout

The LHA are aware that the proposal will increase the number of bedrooms at the dwelling from 3 to 5. For a 4+ bed dwelling, to comply with the Joint Lancashire Structure Plan, the site needs to provide 3 car parking spaces.

The LHA area aware that the Applicant is proposing to convert an existing outbuilding into a double garage which will provide 2 car parking spaces for the site. However, the dimensions of the garage which measures 5.4m x 5.4m and is shown on Bramley-Pate drawing number SK.0.2 titled "Proposed extension and alterations-Garage Plan and alterations" does not comply with the LHAs guidance when a garage is providing 2 car parking spaces. This is because a double garage is required to have the minimum dimensions of 6m x 6m.

Notwithstanding this, the LHA have reviewed the site and while the proposed garage is unable to provide 2 car parking spaces, the site has adequate space to provide 3. One in the proposed garage and 2 on the forecourt. Therefore, the LHA have no objection to the proposal.

Yours faithfully

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