

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0547  
Our ref D3.2021.0547  
Date 8<sup>th</sup> June 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0547**

Address: **14 Whalley Road Sabden BB7 9DZ**

Proposal: **Prior notification for change of use from commercial to residential.**

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 prior notification for the change of use a building from commercial to residential.

The LHA have reviewed the supporting documents and understands that the site does not have access to a vehicular access. Therefore, no off-street parking is available for the 4-bed dwelling.

For a 4-bed dwelling to meet the standards contained in the Joint Lancashire Structure Plan, the dwelling is required to provide 3 car parking spaces. Therefore, at the site there is a shortfall in 3 spaces.

Notwithstanding this the LHA will accept the shortfall in three spaces at the dwelling. This is because there appears to be adequate space for on-street parking and whilst

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**Phil Durnell**

Director of highways and Transport  
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this is not ideal the LHA would not advise refusal of an application based on a shortfall of three parking spaces when compared to the existing situation.

Yours faithfully

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