



Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0547
Our ref D3.2021.0547
Date 8th 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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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