

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0694  
Our ref D3.2021.0694  
Date 10<sup>th</sup> September 2021

FAO John Macholc

Dear Sir/Madam

Application no: **3/2021/0694**

Address: **96 Mellor Brow Mellor BB2 7EX**

Proposal: **Proposed conversion of integrated garage into a bedroom with en-suite. Roof to be changed from flat roof into an apex roof at the same height of current bungalow roof.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the conversion of an integrated garage into a bedroom at 96 Mellor Brow, Mellor.

The LHA are aware that the site is accessed off Mellor Brow which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and require the Applicant to state the existing and proposed number of bedrooms at the dwelling. This is because the LHA require the dwelling to comply with the Joint Lancashire Structure which

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**Phil Durnell**

Director of highways and Transport  
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requires a dwelling to provide 2 car parking spaces for a 2 bed and a 3-bed dwelling and 3 spaces for a 4 bed.

Furthermore, the LHA also require the Applicant to submit a scaled drawing of the existing driveway which is used to provide off-street parking at the site. The LHA require this information to ensure that the dwelling complies with the Joint Lancashire Structure Plan.

Therefore, following the submission of this information the LHA will be in a better position to fully assess the application.

Yours faithfully

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