

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0694  
Our ref D3.2021.0694  
Date 15<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**

#### **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 a re-consultation for the conversion of an integrated garage into a bedroom at 96 Mellor Brow, Mellor.

The LHA previously responded to the application on 10<sup>th</sup> September 2021, requesting further information regarding the existing and proposed bedrooms at the dwelling, as well as the dimensions of the existing driveway.

The Applicant has submitted further information in the guise of an email, sent to the LHA on 14<sup>th</sup> September 2021.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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In the email the Applicant has stated that the dwelling will remain a 3-bed dwelling following the conversion. Therefore, with the number of bedrooms remaining as existing and 2 car parking spaces already being provided at the dwelling which complies with the LHAs guidance, the LHA have no objection to the proposal.

Yours faithfully

**Ryan Derbyshire**

Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council