

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0911  
Our ref D3.2021.0911  
Date 19<sup>th</sup> October 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0911**

Address: **26 Ribble Lane Chatburn BB7 4AG**

Proposal: **Conversion of existing roof space. Refurbishment of existing second-floor room with addition of rear extension and two roof windows to the front elevation to form bedroom and shower room accommodation.**

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 rear extension and refurbishment of an existing second floor room at 26 Ribble Lane, Chatburn.

The LHA have reviewed the current proposal and understands that the existing access will remain the same following the proposal. The LHA have no concerns regarding the site access.

The LHA have also reviewed the supporting documents and understands that the number of bedrooms in the dwelling will increase from a 2 bed to a 4 bed.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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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.

However, the dwelling is only able to provide 2 car parking spaces with both of them being at the rear of the dwelling. Therefore, there is a shortfall in one car parking space.

Notwithstanding this the LHA will accept the shortfall in one space at the dwelling. This is because whilst this is not ideal the LHA would not advise refusal of an application based on a shortfall of one parking space.

Yours faithfully

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