

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0916
Our ref D3.2021.0916
Date 14th October 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0916**

Address: **2 Rose Cottages Longsight Road Clayton le Dale BB1 9EX**

Proposal: **Rear extension with balcony above, conversion of garage and new fence on existing wall.**

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 rear extension with a balcony above, the conversion of a garage and a new fence on an existing wall at 2 Rose Cottages, Longsight Road, Clayton le Dale.

The LHA are aware that the site is accessed off Showley Lane which is a C classified road subject to a 60mph speed limit.

The site currently has two accesses, one adjacent to the junction between Showley Road and Longsight Road and another access a few metres along Showley Lane where the existing garage is accessed.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed the drawing provided by Entwistle Design Services titled "Site Plans" and understands that the access adjacent to the junction between Showley Road and Longsight Road will be slightly altered. This is to erect a gate at the access.

The LHA have reviewed the drawing and are satisfied that the gate is setback the required distance from the public highway and so the LHA have no objection to the erection of the gate.

However, with the existing garage being converted into a gym room, as shown on Entwistle Design Services titled "Layout", the LHA are aware that there will be a loss of a car parking space at the dwelling.

The LHA reminds the Applicant that a 4-bed dwelling is required to provide 3 car parking spaces to comply with the Joint Lancashire Structure Plan.

Given the location of both accesses which are close to the junction between Showley Road and Longsight Road, with Longsight Road being an A classified road, the LHA are unable to accept a shortfall in parking at the site.

Therefore, while there appears to be space for 2 vehicles at the secondary access adjacent to the existing garage, the LHA are concerned that the rear extension will cause another vehicle space to be lost.

As a result, the LHA require a parking plan of the site which shows that 3 car parking spaces can be provided at the site. This way should a drawing show that 3 spaces are provided, the LHA will formalise the parking area and condition that it is permanently maintained.

Following the submission of a parking plan, 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