

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1009
Our ref D3.2021.1009
Date 11th November 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1009**

Address: **10 Southern Close Longridge PR3 3FS**

Proposal: **Demolition of detached garage and construction of two-storey and single-storey extensions to side and porch to front.**

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

Summary

No objection subject to conditions

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 subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of a re-consultation for the demolition of a detached garage and the construction of a two storey and single storey extensions to the side and porch at 10 Southern Close, Longridge.

The LHA previously responded to the application on 8th November 2021, requesting further information regarding the parking arrangements at the site. The Applicant has now submitted a revised plan supplied by David Haworth drawing number 1447/01 Rev B titled "Proposed Extension," and the drawing will be reviewed below.

The LHA have reviewed David Haworth drawing number 1447/01 Rev B titled "Proposed Extension" and understands that 2 car parking spaces will be provided for

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the 4-bed dwelling. These spaces will be provided on the driveway and in the single garage, which now complies with the dimensions found in the Joint Lancashire Structure Plan.

While the LHA are aware that the site does not fully comply with the parking guidance found in the Joint Lancashire Structure, with a 4-bed dwelling required to provide 3 car parking spaces, the LHA will accept the shortfall in parking at the site. This is because the LHA will be unlikely to advise refusal based on a shortfall of one car parking space given the existing situation and so the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance David Haworth drawing number 1447/01 Rev B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

2. The garage hereby approved shall be kept available for the parking of vehicles and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure that adequate parking provision is retained on site.

Yours faithfully

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