

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1054
Our ref D3.2021.1054
Date 12th November 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1054**

Address: **23 Whalley Road Wilpshire BB1 9LQ**

Proposal: **Proposed change of use and exterior alterations of a former photography studio (Use Class E) to three flats (Use class C3) and associated infrastructure.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the change of use of a former photography studio into three flats at 23 Whalley Road, Wilpshire.

Site Access

The LHA understands that the site is accessed off Whalley Road which is an A classified road subject to a 30mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA understands that the access to the site is already existing via dropped kerbs. Therefore, with the access already being established the LHA have no comments to make.

Highway Safety

There have been one recorded Personal Injury Collisions (PICs) within 500m of the application site in the last five years. Notwithstanding this, the LHA do not have any concerns that the proposal would exacerbate the existing highway safety situation as there are no significant trends among the PICs.

Internal Layout

The LHA have reviewed Mark Gordon drawing number 23WR/200/PL Rev P2 titled "Site Location Plan, Proposed Site Plan" and understands that the site will provide 3 car parking spaces for the 3x 2 bed flats.

However, the LHA have reviewed the dimensions of the spaces and are unable to accept the space closest to the existing shop window, as shown on the drawing. This is because the car parking space is only approximately 4.4m in length, while the LHAs guidance states the minimum length of a space is required to be 4.8m. Therefore, the LHA are unable to accept the parking space and so the site can only provide 2 car parking spaces.

The parking arrangements, as result, do not comply with the parking guidance found in the Joint Lancashire Structure Plan which requires 2 bed flats to provide 2 car parking spaces each. Therefore, there is a shortfall in 4 spaces.

However, should a revised parking plan be submitted which shows the parking space closest to the window to be removed, the LHA will accept the shortfall in car parking at the site.

This is because the site is within 100m of a bus stop which has regular services to Blackburn and Clitheroe. Not only this but the site is 1km away from Ramsgreave and Wilpshire railway station, which has regular services to Manchester, Blackburn and Clitheroe.

Therefore, with these factors in mind and there being on-street car parking available with it being a pre-existing situation adjacent to the building, following the removal of the car parking space shown on a revised plan, the LHA will have no objection to the proposal.

Yours faithfully

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