

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1066
Our ref D3.2021.1066
Date 22nd November 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/1066**

Address: **3 Portfield Bar Whalley BB7 9DL**

Proposal: **Proposed first floor bedroom extension to rear of the property.
Resubmission of 3/2020/1001.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed first floor bedroom extension to the rear of the property at 3 Portfield Bar, Whalley.

The LHA are aware that the application is a resubmission of application reference 3/2020/1001 which was for a similar scheme at the site. The application, however, was later withdrawn.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA are aware that the site is accessed off Accrington Road which is an A classified road subject to a 60mph speed limit.

The LHA have reviewed Khalid Khan drawing number 085/11/20/3/02@A3p titled "Car Parking Layout" and are satisfied that the access arrangements complies with the LHAs guidance and so the LHA have no further comments to make.

Highway Safety

There have been six 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 with the access already being existing at the dwelling.

Internal Layout

The LHA have reviewed Khalid Khan drawing number 085/11/20/3/02@A3p titled "Car Parking Layout" and are satisfied that the parking arrangements complies with the LHAs guidance. Therefore, 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 with Khalid Khan drawing number 085/11/20/3/02@A3p. 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).

Yours faithfully

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