



Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1090
Our ref D3.2021.1090
Date 6th December 2021

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2021/1090**

Address: **43 St Marys Gardens Mellor BB2 7JW**

Proposal: **Proposed first floor side extension and single storey rear extension.**

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 proposed first floor side extension and single storey rear extension at 43 St Marys Gardens, Mellor.

The LHA have reviewed SPA drawing number 01A titled "Existing Plans and Elevations" and understands that the existing dwelling is a 3-bed property.

Following the proposal, as shown on SPA drawing number 02A titled "Proposed Plans and Elevations," the dwelling will become a 4-bed property.

For the site to comply with the parking guidance as found in the Joint Lancashire Structure Plan, the LHA require the site to provide 3 car parking spaces.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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However, the dwelling is only able to provide 2 car parking spaces with them both being located on the existing driveway. 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, given the existing situation on-street and so the LHA have no objection to the proposal.

Yours faithfully

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