

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1181
Our ref D3.2021.1181
Date 13th January 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1181**

Address: **8 Whittam Road Whalley BB7 9SB**

Proposal: **Resubmission of planning application no. 3/2021/0217 with design amendments for the erection of a two storey side and rear extension with a single storey element to the rear and associated alterations.**

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 an application for the erection of a two storey side and rear extension at 8 Whittam Road, Whalley.

The LHA are aware that the application is a resubmission of application reference 3/2021/0217, which was refused by the Local Planning Authority (LPA) on 12th August 2021.

The LHA have reviewed the supporting documents and understands that the number of bedrooms following the extension will increase from 3 to 4. Therefore, for the site

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to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 3 parking spaces to be provided.

The LHA have reviewed RVA drawing number WR-02 Rev A titled "Proposed Plans and Elevations" and understands that the site can provide 3 parking spaces. Therefore, the site complies with the LHAs parking standards 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 with RVA drawing number WR-02 Rev A. 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