

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1203
Our ref D3.2021.1203
Date 3rd February 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1203**

Address: **3 Commons Lane Balderstone BB2 7LP**

Proposal: **Erection of a two storey rear extension with a single storey element, dormer loft conversion and associated alterations**

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

The Local Highway Authority (LHA) are in receipt of an application for the erection of a two-storey rear extension with a single storey element, dormer loft conversion and associated alterations at 3 Commons Lane, Balderstone.

The LHA are aware that the dwelling will continue to be accessed off Commons Lane which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will increase to make the dwelling a 4-bed property. This is because while the LHA are aware, as stated in the Planning Statement, that the site will remain a 3-bed dwelling, the proposed loft conversion is counting as another

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bedroom in the LHAs view. Therefore, for the dwelling to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

To counter this, the Applicant is proposing to extend the existing driveway as shown on RVA drawing number CL-03 titled "Existing and Proposed Site Plans." The driveway is proposing to be extended by 2.5m, making the driveway 5.5m wide. This will allow 2 car parking spaces to be provided on the driveway.

However, with the LHA viewing that the number of bedrooms at the site will increase from 3 to 4 following the loft conversion, there is a shortfall of 1 car parking space at the site.

Sometimes the LHA would accept the shortfall in parking should there being adequate space for on-street parking. However, given the narrowness of Commons Lane in this situation this is not the case. Therefore, the LHA require 3 car parking spaces to be provided on site.

As a result, the LHA advise that the driveway is further extended by another 2.5m, making the driveway 8m wide in total. This way 3 car parking spaces will be provided on the driveway. This should be shown on a revised plan and should this be forthcoming the LHA would have no objection to the proposal.

Yours faithfully

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