

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0154

Our ref

Date

14th April 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0154**

Address: **3 Hayhurst Road Whalley BB7 9RL**

Proposal: **Two storey extension with a single storey link building.**

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 two storey extension at 3 Hayhurst Road, Whalley.

The LHA are aware that the dwelling will continue to be accessed off Hayhurst Road which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the supporting documents and understands that dwelling will remain a 4-bed property.

However, the parking arrangements, as shown on Peter Hitchen drawing number A1.3 titled "Proposed Ground Floor Plan," will be altered following half of the existing garage being converted into a playroom.

Therefore, due to the dimensions of the proposed garage not complying with the LHAs guidance when providing a car parking space, with the dimensions being 5.3m x 2.65m, the site can only provide 2 car parking spaces on the existing driveway. This does not comply with the parking guidance found in the Joint Lancashire Structure Plan, which requires a 4-bed dwelling to provide 3 car parking spaces.

Notwithstanding this, the LHA will accept the shortfall in parking at the site. This is because the existing double garage, as shown on Peter Hitchen drawing number A1.3 titled "Proposed Ground Floor Plan," does not comply with the LHAs guidance when providing 2 car parking spaces or even one car parking space with the dimensions being 5.4m x 5.3m.

The LHA normally require a double garage to have the minimum dimensions of 6m x 6m and a single garage, 6m x 3m. Therefore, there is a shortfall in the dimensions of the existing garage when even providing one car parking space.

As a result, the existing site can only provide 2 car parking spaces on the driveway, alike the proposal, causing the LHA to accept the shortfall in parking and having no objection to the proposal.

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council