



Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0196
Our ref D3.2022.0196
Date 5th April 2022

FAO John Macholc

Dear Sir/Madam

Application no: **3/2022/0196**

Address: **15 Abbey Road Whalley BB7 9RP**

Proposal: **Demolition of existing garage and construction of single storey extension to side and rear.**

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 proposed demolition of an existing garage and the construction of a single storey extension at 15 Abbey Road, Whalley.

The LHA are aware of the recent planning history at the site, with it being listed below:

3/2020/0614- Proposed single storey extension to side and rear. Permitted
23/09/2020.

3/2020/0158- Prior notification of larger home extension 4 metres long, 3.95 metres high (max) 2.55 metres high at eaves. Permission not required 06/04/2020.

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

The LHA have reviewed the supporting documents and understands that the number of bedrooms following the extension will remain as existing.

However, before the LHA can comment on the application, the LHA require a parking plan showing how many car parking spaces can be provided on the driveway.

The LHA remind the Applicant that a 3-bed dwelling is required to provide 2 car parking spaces while a 4 bed dwelling is required to provide 3 car parking spaces to comply with the LHAs Joint Lancashire Structure Plan.

Details should also be submitted regarding how many bedrooms the dwelling has. This way, if there is a shortfall in parking at the site following the proposal, the LHA can assess whether they will accept the shortfall.

Therefore, the LHA require further information before can fully assess the application.

Yours faithfully

[Redacted]
Highway Development Control
Highways and Transport
Lancashire County Council