

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2022/0384  
Our ref D3.2021.0384  
Date 18<sup>th</sup> May 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0384**

Address: **11 Jeffrey Avenue Longridge Preston PR3 3TH**

Proposal: **Proposed single storey extension to the front.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

### **Advice to Local Planning Authority**

The Local Highway Authority advises the following reason for refusal:

- 1. The proposal, if permitted, would likely lead to inappropriate parking within the vicinity of the site. This would be to the detriment to highway safety and the residual cumulative impacts on the road network would be severe. This is contrary to paragraph 111 of the National Planning Policy Framework (2021).***
- 2. The LHA have concerns regarding the usability of the garage for vehicles. This is because the dimensions of the proposed garage are contrary to the LHAs guidance when a garage is providing a car parking space. Not only this but the LHA are concerned that vehicles will be waiting on the public highway to operate the garage doors which would be contrary to highway safety.***

---

**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The Local Highway Authority (LHA) are in receipt of an application for the proposed front single storey extension at 11 Jeffrey Avenue, Longridge.

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

3/2016/0801- Two storey and single storey extension to rear. Permitted 17/03/2017.

The LHA understands that the existing 4 bed dwelling will continue to be accessed off Jeffrey Avenue which is an unclassified road subject to a 20mph speed limit.

The site currently has access to a driveway which can provide 3 car parking spaces for the 4-bed dwelling to comply with the parking guidance found in the Joint Lancashire Structure Plan.

However, following the front extension which will include a garage, the parking arrangements at the site will change.

The LHA have reviewed David Haworth drawing number 1489/01 titled "Proposed Extension" and are aware that the dimensions of the garage will be 4.525m in length and approximately 3m wide. These dimensions of the garage do not comply with the LHAs guidance when providing one car parking space. This is because the LHA require the dimensions of a garage providing one car parking space to be a minimum of 6m in length and 3m wide. Therefore, there is a shortfall of 1.475m in the minimum guidance.

The LHA require the length of a garage providing one car parking space to be a minimum of 6m to ensure that the garage is an adequate length for a vehicle to use it as a car parking space. Therefore, when there is a significant shortfall in the length of a garage, like the one proposed, the LHA question the usability of the garage and so will not accept the shortfall.

Not only this but even if the LHA accept the shortfall in the dimensions of the single garage, the LHA question how vehicles will be able to access it. This is because the garage doors are located facing away from the public highway, meaning that vehicles will have to turn onto the existing driveway to access the garage. However, there is limited space on the existing driveway between the proposed garage and the neighbouring dwellings hedge, with there being a space of 4.5m. Therefore, the LHA are concerned that this space isn't long enough for a vehicle to use while the garage doors are being operated. This could cause vehicles using the garage to wait on the adopted highway which could be detriment to highway safety.

The limited space between the garage and the neighbouring dwellings hedge could also prevent longer vehicles from accessing the garage fully, which would make the garage redundant as a car parking space.

Therefore, as a result of the dimensions of the garage not complying with the LHAs guidance and the existing driveway only being able to provide one car parking space, there is a shortfall of two car parking spaces at the site.

The LHA deem that the shortfall of two car parking spaces would lead to inappropriate parking occurring within the vicinity of the site. This would be to the detriment of highway safety which in turn is contrary to paragraph 111 of the National Planning Policy Framework (2021). Therefore, the LHA object to the application.

### **Informatives**

This report sets out why the Highway Authority advises the Local Planning Authority should be refused planning permission. However, should the Local Planning Authority be minded to grant planning permission, please notify the Highway Authority so that advice can be provided on appropriate conditions and contributions to minimise the impact of the development.

Yours faithfully

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