

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0554
Our ref D3.2022.0554
Date 27th July 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0554**

Address: **29 Langshaw Drive Clitheroe BB7 1EY**

Proposal: **Proposed single storey rear and side extensions, conversion of garage to bedroom and alterations to roof of dormer to front.**

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 single storey rear and side extensions, conversion of the garage to a bedroom and alterations to the roof of the dormer at 29 Langshaw Drive, Clitheroe.

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

The LHA have reviewed the supporting documents and are requesting that a short statement is submitted documenting how many bedrooms the dwelling will have following the proposal.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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A parking plan should also be submitted documenting how many parking spaces the site can provide.

The LHA remind the Agent and Applicant that a 2/3 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 parking guidance as defined in the Joint Lancashire Structure Plan.

Yours faithfully

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