

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0554  
Our ref D3.2022.0554  
Date 9<sup>th</sup> September 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**

#### **No objection subject to conditions**

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 subject to the following conditions being stated on any approval.

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

The Local Highway Authority (LHA) are in receipt of a re-consultation 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 previously responded to the application on 27th July 2022 requesting further information regarding how many bedrooms the dwelling will have and how many parking spaces the dwelling can provide.

Since then, the Agent has provided Read Design Ltd drawing number 143- 02 Rev C titled "Proposed Plans and Elevations." This will be reviewed below.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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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 Read Design Ltd drawing number 143- 02 Rev C titled "Proposed Plans and Elevations" and are aware that two car parking spaces can be provided for the 3-bed dwelling which complies with the LHAs guidance. As a result, the LHA have no objection to the proposal.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Read Design Ltd drawing number 143- 02 Rev C. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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