

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0759  
Our ref: D3.2022.0759  
Date: 8<sup>th</sup> September 2022

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2022/0759**

Address: **1 Larkhill Old Langho BB6 8AR**

Proposal: **Proposed three storey side extension to the rear. New roof light to front and alterations to windows and doors.**

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 three storey extension at 1 Larkhill, Old Langho.

The LHA are aware that the dwelling will continue to be accessed off Larkhill which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and understands that while the documents do not explicitly state that an additional bedroom will be provided, instead the additional rooms provided on the on first and second floors, will be used as an office. Despite this the LHA are counting the rooms as additional bedrooms and so the dwelling has 4+ bedrooms.

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



As a result, for the dwelling to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

However, the dwelling does not provide any parking spaces and instead the occupants park on-street alike the neighbouring dwellings who also do not have any off-street parking facilities available.

Despite the site not providing any parking spaces, the LHA have no objection to the proposal. This is because an additional vehicle parking on-street will not be detriment to highway safety given the pre-existing situation and so the LHA have no further comments to make.

Yours faithfully

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

