

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0893
Our ref: D3.2022.0893
Date: 18th October 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0893**

Address: **6 Nab View Whalley BB7 9YG**

Proposal: **Proposed conversion of garage to home office and storage.**

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 conversion of a garage at 6 Nab View, Whalley.

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

3/2022/0602 - Proposed single storey extension to rear and dormer loft conversion.
Permission not required 30/08/2022.

The LHA are aware that the dwelling will continue to be accessed off Nab View which is currently a private, unadopted road but subject to a Section 38 agreement which will

Lancashire County Council

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



mean in the future the road will be adopted by the LHA. The speed limit of Nab View is 30mph.

The LHA have reviewed the supporting documents and the previous application, 3/2022/0602, which made the dwelling a 4-bed property and are requesting that a parking plan is submitted. The plan should show that the site can provide a minimum of 3 car parking spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA are requesting this because the dimensions of the existing garage, which are 3.44m x 6.06m as shown on RVA drawing number 2257 - P01 titled " Garage Conversion; Existing and Proposed; Plans and Elevations" comply with the LHAs guidance for a single garage when providing a car parking space. Therefore, the LHA need to ensure that the quantity of parking spaces provided at the site will not change following the proposal.

Yours faithfully

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

