

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1077
Our ref: D3.2022.1077
Date: 29th December 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/1077**

Address: **14A (first floor) Berry Lane Longridge PR3 3JA**

Proposal: **Change of use from commercial use to residential.**

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 change of use from a commercial use to a residential use at 14A (first floor), Berry Lane, Longridge.

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

3/2022/0538- Prior notification for the proposed change of use from Class E to a dwelling Class C3. Refused 15/08/2022.

The LHA are aware that the dwelling will continue to be accessed off Berry Lane which is a C classified road subject to a 20mph speed limit.

Lancashire County Council

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



The LHA are aware that the site has no vehicular access and does not provide any off-street car parking facilities.

While the LHA would normally require a one bed dwelling to provide a minimum of one car parking space to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA will accept the shortfall in parking.

This is because the proposed dwelling is located in the centre of Longridge, where key local amenities can be found within walking distance and the occupant of the proposed dwelling can take advantage of sustainable transport modes such as local bus services which are again located a short walking distance from the site.

There are also Traffic Regulation Orders located a short distance from the site, which should prevent inappropriate parking from occurring.

Therefore, for the reasons highlighted above the LHA have no objection to the proposal.

Yours faithfully

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

