

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1124
Our ref: D3.2022.1124
Date: 13th February 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/1124**

Address: **56A Berry Lane Longridge PR3 3JP**

Proposal: **Demolition of existing single storey rear extension (Retail Unit) at 56 Berry Lane. New dormer extension over the footprint of the existing single storey extension to be demolished, to form replacement extension to the GF retail unit, and new entrance/bathroom extension to the existing first floor flat (56A Berry Lane). Resubmission of 3/2022/0219.**

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 an application for the demolition and replacement of a single storey extension for the use of an existing retail unit and the extension of an existing first floor flat at 56A Berry Lane, Longridge.

The LHA are aware that the application is a resubmission of application reference 3/2022/0219, which was refused by the Local Planning Authority on 22nd August 2022.

Lancashire County Council

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



It is worth noting that the site has two uses, one use is retail which is located on the ground floor and the other use is residential which is based on the first floor. These uses will not change following the proposal.

The LHA are aware that the site is located off Berry Lane which is a C classified road subject to a 20mph speed limit.

The site does not have access to any parking facilities for both uses and this will not change following the proposal.

In any case, the LHA have reviewed the supporting documents and the LHA are aware that the internal floor area of the existing retail unit following the proposal will increase by 0.7 square meters, while the first floor flat will remain a one bed.

Therefore, due to the extension of the retail unit only being small scale and the flat having the same number of bedrooms as existing, the LHA will accept any shortfall in parking at the site with it being a pre-existing situation. As a result, the LHA have no objection to the proposal.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Yours faithfully

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

