

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1148
Our ref: D3.2022.1148
Date: 24th January 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/1148**

Address: **Abbey House Worston Clitheroe BB7 1QA**

Proposal: **Proposed single storey rear extension including erection of outdoor pergola. Previously refused 3/2021/1291 and 3/2022/0447.**

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 single storey rear extension with removal of existing outbuilding and the erection of an outdoor pergola at Abbey House, Worston, Clitheroe.

The LHA are aware that the application is a resubmission of 3/2022/0447 and 3/2021/1291 which were refused by the Local Planning Authority on 13th July 2022 and 23rd March 2022 respectively.

In any case, the LHA are aware that the dwelling will continue to be accessed off the Back West Lane which is an unclassified road subject to a 30mph speed limit.

Lancashire County Council

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



The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will not increase following the proposal, with the dwelling being a 4 bed.

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, even with the existing garage which will be converted following the proposal, only one car parking space can be provided on site on the driveway. Therefore, with the shortfall in parking being a pre-existing situation the LHA have no objection to the proposal.

Yours faithfully

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

