

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2022/1161
Our ref: D3.2022.1161
Date: 25th January 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2022/1161**

Address: **The Coach House Hodder Street Longridge PR3 3JB**

Proposal: **Proposed enclosed car port.**

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 a proposed enclosed car port at The Coach House, Hodder Street, Longridge.

The LHA are aware that the dwelling will continue to be accessed off Hodder Street which is a private, unadopted road located off Berry Lane, a C classified road subject to a 20mph speed limit. The private unadopted access track currently serves numerous dwellings.

In any case the LHA have reviewed PSA drawing number A3900-PL02 titled "Proposed Plan and Elevations" and are aware that the dimensions of the car port will be 3.5m wide which eventually reduces to approximately 2.7m and will be approximately 6m in length.

Usually, the LHA require a garage serving one car parking space to be the minimum of 3m wide for the duration of its length to ensure that a vehicle can use the garage. However,

Lancashire County Council

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



given that the garage will be located off a private, unadopted access track the LHA will accept the shortfall.

Furthermore, the LHA require the setback distance of the garage doors and the start of the access to be 6m to ensure that there is adequate space to operate the garage doors without obstructing the highway.

However, despite the setback distance only being 5.3m, as shown on the drawing, the LHA will accept the shortfall with the dwelling being accessed off a private, unadopted access track and is unlikely to have a detrimental impact on the adopted highway. Therefore, the LHA have no objection to the proposal.

Yours faithfully

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

