

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2022/1171
Our ref: D3.2022.1171
Date: 8th February 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/1171**

Address: **6 The Grove Whalley BB7 9RN**

Proposal: **Proposed two storey side extension.**

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 proposed two storey extension at 6 The Grove, Whalley.

The LHA are aware that the dwelling will continue to be accessed off The Grove which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and are aware that the existing 3 bed dwelling will become a 4-bed following the proposal. For the site to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site. However, the site can only provide 2 car parking spaces.

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

Despite this, the LHA will accept the shortfall in parking with the dwelling being located in a sustainable location within walking distance of the centre of Whalley where key local amenities and public transport facilities such as Whalley Train Station and the local bus station are found.

However, the LHA will condition that the dwelling provides some form of cycle storage facility to make up for the shortfall in car parking.

Conditions

1. Following completion of the two storey extension, a cycle storage plan for the residential unit should be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

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

