

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0022  
Our ref: D3.2023.0022  
Date: 15<sup>th</sup> February 2023

FAO Lyndsey Hayes

Dear Sir/Madam

Application no: **3/2023/0022**

Address: **60 Preston Road Longridge PR3 3BD**

Proposal: **Proposed first floor extension and additional parking.**

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 three first floor extension at 60 Preston Road, Longridge.

The LHA are aware that the dwelling will continue to be accessed off Preston Road which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed Michael Jackson drawing number 2059/5 titled "Plans Elevations As Proposed" and are aware that 3 car parking spaces will be provided for the proposed 4 bed dwelling, with the number of bedrooms increasing from 3. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

#### **Lancashire County Council**

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



However, the LHA will condition that a new parking plan is submitted. This is because due to the 45-degree orientation of all three parking spaces, the LHA are concerned that there will not be adequate space to exit the site in a forward gear. The need to enter the site in a forward gear is important given that the site is accessed off a B classified road which has experienced multiple reported personal injury collisions in the last 5 years.

Therefore, the LHA advise the Agent that should they prefer the parking spaces to be at a 45-degree orientation, then the spaces should be rotated 180 degrees to enable the vehicle to reverse out of the space and exit the site in a forward gear or alternatively should be at a 90-degree angle, like the traditional car parking space, with the adequate reversing space.

### **Conditions**

1. Prior to completion, the development hereby permitted shall submit a parking plan to the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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

