

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0064  
Our ref: D3.2023.0064  
Date: 15<sup>th</sup> February 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0064**

Address: **10 Manor Road Whalley BB7 9TE**

Proposal: **Proposed redevelopment of the existing dwelling, including a new wrap around flat roof single storey extension. Existing garage to be demolished and replaced with a new garage with home office in the roof space.**

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 redevelopment of an existing dwelling including the replacement of a garage at 10 Manor Road, Whalley.

The LHA are aware of the most recent planning history at the site with it being listed below:

The LHA are aware that the dwelling will continue to be accessed off Woodlands Drive which is an unclassified road subject to a 20mph 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 increase from 2 to 3.

While the parking arrangements at the site will be provided in the proposed double garage and on the driveway which allows the site to provide the minimum of 2 car parking spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.2. Thereafter the onsite parking provision shall be so maintained in perpetuity.

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

