

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0073  
Our ref: D3.2023.0073  
Date: 20<sup>th</sup> February 2023

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2023/0073**

Address: **61 Mellor Brow Mellor BB2 7EX**

Proposal: **Proposed single-storey rear extension, replacement of existing external cladding, proposed car port, porch alterations and change of windows.**

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 single-storey rear extension, replacement of existing external cladding, proposed car port, porch alterations and change of windows at 61 Mellor Brow, Mellor.

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

The road Mellor Brow, in which the dwelling is located off, is a cul-de-sac which serves 4 dwellings and is located off the C classified road Mellor Brow.

### **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 existing and proposed dwelling could potentially have 4 bedrooms should one of the additional rooms be converted. For the site to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require a minimum of 3 car parking spaces to be provided at the site.

The LHA have reviewed SPA drawing number 6739-P01 titled "Proposed Ground Floor Site Plan" and are aware that 2 car parking spaces can be provided at the site, with one being located in the proposed single garage and the other in the proposed car port.

While this will mean that the site will have a shortfall of one car parking space, the LHA will accept the shortfall. This is because the shortfall in parking is an existing situation and so 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 SPA drawing number 6739-P01. 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).

2. The garage and carport hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure that adequate parking provision is retained on site.

Yours faithfully

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

