

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0073
Our ref: D3.2023.0073
Date: 10th March 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 a re-consultation 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 previously responded to the application on 20th February 2023 advising no objection subject to conditions but did raise that the site would have a shortfall in one car parking space following the proposal.

However, since then the Applicant has submitted the LHA will further information on an email sent to the LHA dated 10th March 2023 regarding the parking arrangements at the site. Therefore, this information will be reviewed below.

Lancashire County Council

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



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.

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," the Applicants further information dated 10th March 2023 and Mapzone and are aware that a minimum of 3 car parking spaces can be provided at the site, with two being provided on the driveway and one in the carport. Since this complies with the LHAs guidance, the LHA have no objection to the proposal.

Conditions

1. Prior to completion the parking and turning facilities should 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).

Yours faithfully

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

