

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0166  
Our ref: D3.2023.0166  
Date: 29<sup>th</sup> March 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0166**

Address: **3 Alder Drive Whalley BB7 9UU**

Proposal: **Proposed single storey rear extension, part conversion of integral garage, new bay window to front to create additional living accommodation.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey rear extension, part conversion of integral garage, new bay window to front to create additional living accommodation at 3 Alder Drive, Whalley.

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

3/2011/0837- Proposed erection of 46 dwellings, comprising a mix of 2, 3, 4 and 5 bedroom properties with associated access, car parking, boundary treatment and landscaping. Permitted 21/06/2012.

#### **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 Alder Drive which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the supporting documents and understands that the dwelling is an existing 4 bed dwelling which will remain unaltered following the proposal.

However, given that the garage, which provides a car parking space for the dwelling is being converted into additional living accommodation, the dwelling will only provide 2 car parking spaces. This does not comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan with the LHA requiring 3 car parking spaces to be provided at the site.

To provide the additional car parking space at the dwelling, the LHA have reviewed AW+A drawing number PL/05 Rev A titled "Proposed Site Plan" and are aware that the existing driveway can be widened by a further 2.4m to cater for the additional space. Therefore, the LHA require this to be shown on a revised site plan showcasing to the LHA that the site can provide the full quantity of parking.

The LHA do advise the Agent that should the full quota of parking be provided and the access be extended, then the existing streetlight adjacent to the driveway may need to be relocated. This will be determined during any future dropped kerb application, in consultation with the LHAs Streetlighting team.

Yours faithfully

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

