

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0261
Our ref: D3.2023.0261
Date: 5th May 2023

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2023/0261**

Address: **Brookes House 8 Brookes Lane Whalley BB7 9RG**

Proposal: **Demolition of detached garage and erection of a new 2 storey, three bedroom dwelling.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the demolition of a detached garage and erection of a new 2 storey, three-bedroom dwelling at Brookes House, 8 Brookes Lane, Whalley.

Site Access

The LHA are aware that the proposed dwelling will continue to be accessed off Brookes Lane, which is a private, not publicly maintained 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 lane serves numerous dwellings and Public Footpath FP0345030. It connects to the adopted highway via the King Street/ Station Road/ Clitheroe Road/ Brookes Lane mini roundabout.

The LHA have reviewed SPA drawing number 6194-P01 Rev A titled "Proposed Site Plan" and have no comments to make regarding the proposed access to the dwelling, with it being located off a private road.

Highway Safety

There have been one recorded Personal Injury Collisions (PICs) within 200m of the application site in the last five years and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed SPA drawing number 6194-P01 Rev A titled "Proposed Site Plan" and are aware that the proposed 3 bed dwelling will provide 2 car parking spaces which complies with the parking standards as defined in the Joint Lancashire Structure Plan.

The LHA will condition that a minimum of one car parking space provides an electric vehicle charging point and some form of cycle storage provision.

It is worth noting that the LHA are also aware that number 8 Brookes Lane will still be able to provide a minimum of 3 car parking spaces at the site, with the site having access to a driveway and two integral garages. Therefore, even though the dwellings detached garage will be lost as part of the conversion, the dwelling will still be able to comply with the LHAs parking standards.

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 6194-P01 Rev A. 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. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

3. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential unit has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall



thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

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

