

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0327  
Our ref: D3.2023.0327  
Date: 26<sup>th</sup> May 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0327**

Address: **19 Abbey Road Whalley BB7 9RP**

Proposal: **Outline application for the erection of a detached dwelling with access applied for (all other matters reserved).**

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**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an outline application with all matters reserved except access for the erection of a detached dwelling at 19 Abbey Road, Whalley.

#### **Site Access/ Internal Layout**

The LHA are aware that the site will continue to be accessed off Abbey Road 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 BPD drawing number 1131/ARW/SLP titled "Proposed Site Layout Outline Application for Dwelling" and are aware that the proposed dwelling will use the existing access which serves the single dwelling.

The LHA are aware that the access is 5.675m wide, which does comply with the LHAs access guidance when serving two dwellings, but the LHA will request that each dwelling has its own independent access to prevent any obstructions and potential conflicts associated with the communal area and access. These concerns are associated with the proposed parking area for the proposed dwelling. Even though this will be addressed during the reserved matters stage, BPD drawing number 1131/ARW/SLP shows that the parking area for the proposed dwelling will be provided in tandem.

However, the provided parking area for the proposed dwelling will not be located adjacent to the proposed access. Instead, the vehicles exiting the site will need to undertake complex manoeuvres internally to exit the area, which could lead to the vehicles overlapping number 19s driveway. Therefore, for ease and to prevent any potential social conflicts between the occupants of the two dwellings, the LHA will request that each dwelling has its own independent access which should be a minimum of 4.8m to ensure that two car parking spaces can be provided on each driveway.

As a result, the LHA require this to be shown on an amended drawing.

### **Conclusion**

The LHA require an amended drawing showing that the site will provide each dwelling with its own independent access, which should be a minimum of 4.8m wide to ensure that 2 car parking spaces can be provided on each driveway.

Yours faithfully

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

