

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0543
Our ref: D3.2023.0543
Date: 18th September 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0543**

Address: **10 Bridge Road Chatburn BB7 4AW**

Proposal: **Change of use of, and alteration to, ground floor of premises from use class C3 (dwelling) to Class E (commercial) for a dog grooming salon. Retention of residential use on first floor.**

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 a re-consultation for the proposed change of use of a dwelling to a dog grooming salon on the ground floor and a one bed flat on the first floor at 10 Bridge Road, Chatburn.

The LHA previously responded to the application on 24th August 2023 requesting further information regarding the parking arrangements at the site. Since then, the Agent has provided further information in the guise of an email sent to the Local Planning Authority (LPA) on 17th September 2023, which will be reviewed below.



Site Access/ Internal Layout

The LHA are aware that the site will continue to be accessed off Bridge Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting information and are aware that the dog grooming salon is currently based in an ancillary building to The Brown Cow Public House where the Applicants currently reside. The Public House is located across the carriageway from the proposed site and the new premises are required to ensure that there is more space for grooming and welfare facilities for staff members.

The LHA are aware that the site will not provide any off-street car parking facilities for the proposed dog grooming salon and the one bedroom flat. This is alike the existing situation, with the existing residential dwelling having a shortfall of 2 car parking spaces given the number of bedrooms at the site.

To make the proposal acceptable given that the site will not provide any off-street parking and the Applicants are unable to secure an agreement with the owners of the Public House regarding designating one space to the dog grooming business, the LHA will place suitable restrictive conditions on the application.

The LHA will request that the site operates on an appointment only basis and that a maximum of one appointment is on site at any one time. The LHA request this condition is placed on the application because it will restrict customer and staff numbers at the site and in turn will place less strain on the on-street parking facilities located along Bridge Road, with neighbouring dwellings and businesses also having no access to off-street parking.

Restricting customers, by allowing one appointment on site at any time, will allow the LHA to accept the shortfall in parking with there being a shortfall of 3 spaces, one for the residential element of the proposal and 2 for the dog grooming business, with one space being required for the staff member and the other for the customer. Therefore, given that there is already a shortfall of 2 spaces at the site, an additional shortfall in one space will not be to the detriment of highway safety following this condition and so the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall operate by appointments only and shall be restricted to one appointment on site at any one time.

REASON: To ensure that any future changes to customer numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority, and in the interest of highway safety.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control



Highways and Transport
Lancashire County Council

