

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0546
Our ref: D3.2023.0546
Date: 4th September 2023

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2023/0546**

Address: **65 Mitton Road Whalley BB7 9RY**

Proposal: **Demolition of existing single-storey side and rear extensions, and construction of two-storey extension to the side and single-storey extension to the rear.**

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 application for the proposed demolition of an existing extension and construction of a side and rear extension at 65 Mitton Road, Whalley.

Site Access/ Internal Layout

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



The LHA have reviewed drawing number Wilson/02 Rev A titled "Proposed Layouts" and are aware that the number of bedrooms at the dwelling will increase from 3 to 4. For the dwelling to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require the dwelling to provide 3 car parking spaces.

However, the LHA have reviewed the supporting documents and are aware that the dwelling can only provide one car parking space which fully complies with the LHAs guidance. This is because, while the LHA welcome the extension to the existing integral garage, with the internal dimensions being 2.7m wide by 6.2m in length, the garage still does not comply with the LHAs guidance when providing a car parking space. Therefore, there is a shortfall of two car parking spaces.

To ensure that the garage can provide a car parking space, the LHA require the internal dimensions of the garage to be widened to 3m and the existing access and driveway should also be extended by a further 2.4m to provide an additional car parking space and provide 3 spaces in total to comply with the LHAs guidance. These changes should be shown on an amended plan.

Yours faithfully

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

