

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2023/0627
Our ref: D3.2023.0627
Date: 1st September 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0627**

Address: **95 King Street Whalley BB7 9SW**

Proposal: **Proposed demolition of existing rear car port and kitchen and construction of singlestorey extension to rear with rooflights. Two rooflights to be installed in loft conversion. Resubmission of 3/2023/0235.**

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of an existing rear car port and kitchen and construction of a single storey extension to the rear at 95 King Street, Whalley.

The application is a resubmission of application reference 3/2023/0235 which was refused by the Local Planning Authority on 26th May 2023.

In any case, the LHA are aware that the dwelling is located off King Street which is a B classified road subject to a 30mph speed limit.



The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will increase from 2 to 4.

For the dwelling to comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

However, the site will be unable to provide any car parking spaces and so there is a shortfall of 3.

Despite this, the LHA will accept the shortfall in parking at the site. This is because while the existing dwelling does have access to a car port to the rear of the site, the car ports internal dimensions as shown on SPA drawing number 6842-001 titled " Existing Floor Plans, Elevations and Location Plan", does not comply with the LHAs guidance. Therefore, it is unlikely that a car will be able to use the area in any case and so the site already has a shortfall of 2 spaces. Adding another car parking space to the shortfall is unlikely to be at the detriment to highway safety, especially when the occupants are already aware of their parking situation and so would any future occupants, before occupying the property.

The LHA are also aware that within the vicinity of the dwelling along King Street, there are Traffic Regulation Orders (TROs) which allow vehicles to wait in the parking bays for a maximum of 2 hours between Monday- Saturday 8am to 6pm. These waiting bays serve the local amenities within the centre of Whalley and should prevent any inappropriate parking from occurring.

The dwelling, as mentioned, is located in the centre of Whalley which is well served by local bus services, with Whalley Bus Station being located approximately 55m from the site and Whalley Train Station being within walking distance.

Therefore, due to these factors highlighted above the LHA will have no objection to the proposal, subject to the Construction Management Plan condition is implemented onto any permission. The LHA require this condition to ensure that operatives who will be undertaking the works, do not park inappropriately within the vicinity of the site.

Conditions

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

Yours faithfully

Ryan Derbyshire



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

