

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0738
Our ref: D3.2023.0738
Date: 14th February 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2023/0738**

Address: **1 Ferry Butts Garstang Road Chipping PR3 2QJ**

Proposal: **Demolition of existing garage and workshop and replace with two-storey extension of living accommodation and domestic garage.**

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) have been consulted on an application for the demolition of an existing garage and workshop and replacement with a two-storey extension of living accommodation and domestic garage at 1 Ferry Butts, Garstang Road, Chipping.

Site Access/Internal Layout

The dwelling will continue to be accessed off Garstang Road which is a C classified road subject to a 60mph speed limit.



The LHA have reviewed J. Hadfield drawing number 545/202 titled "Proposed Plans and Elevations" and are aware that the number of bedrooms at the site will increase from 3 to 5. For the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

As part of the parking arrangements, the Agent is proposing to provide a garage which will provide one car parking space. The LHA have reviewed the internal dimensions of the garage, as shown on the drawing, and are aware that the garage will be 5.3m long x 4.6m wide. Unfortunately, the garage does not comply with the LHAs guidance for a garage when providing a car parking space, with the LHA requiring the garage to be a minimum of 6m long.

Despite this the LHA have reviewed J. Hadfield drawing number 545/203 titled "Existing, Proposed Site and Location Plans" and are aware that the site can provide a minimum of 3 car parking spaces and a turning area to enable vehicles to exit the site in a forward gear, on the existing hardstanding area adjacent to the proposed extension. Therefore, with the site complying with the LHAs parking guidance, the LHA have no objection to the proposal.

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 J. Hadfield drawing number 545/203. 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 (2023).

Yours faithfully

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

