

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0931 and 33  
Our ref: D3.2023.0931 and 33  
Date: 22<sup>nd</sup> December 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0931 and 33**

Address: **Rock House 24 Church Street Clitheroe BB7 2DG**

Proposal: **Planning Permission for proposed change of use and conversion of outbuilding to one dwelling, addition of front porch, addition of window openings and rooflights, replacement of windows and roof and party wall to be built up.**

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 a full and listed building consent application for the conversion of an outbuilding to a two bed dwelling at Rock House, 24 Church Street, Clitheroe.

The LHA are aware of the most recent planning history associated with the site, with it being listed below:



3/2022/0433- Listed Building Consent for proposed repairs and alterations to convert existing outbuilding to a 2 bedroom dwelling with new front porch addition. Refused 27/06/2022.

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

The site is located off Church Street which is a B classified road subject to a 20mph speed limit.

The proposed dwelling will not provide any car parking facilities to support the dwelling. For the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure, the LHA would expect the site to provide 2 car parking spaces given the number of bedrooms proposed.

However, the LHA will accept the shortfall in parking at the site. This is because the site is located in a sustainable location in the centre of Clitheroe where key local amenities and public transport services are found. These public transport services serve numerous destinations at regular intervals throughout the day.

The lack of parking facilities should also deter prospective tenants who require off street car parking facilities and so should favour those without access to a private vehicle. Should occupants have access to a private vehicle there are Traffic Regulation Orders located along Church Street which provide limited waiting bays for visitors to the town centre between 8am and 6pm Monday to Saturday. These bays are also part of the resident parking scheme with residents able to park their unrestricted should they have the adequate permit. The LHA advise the occupant to contact [residentparking@lancs.gov.uk](mailto:residentparking@lancs.gov.uk), should the proposal be approved to see whether they can get a parking permit. Should they not be able to with the scheme being full to capacity there are numerous public car parks within the vicinity of the site.

The LHA are also aware that following the conversion of the outbuilding, the occupants of Rock House will lose their off-street car parking facilities with the outbuilding being used as a single garage. Despite this and for the reasons highlighted above the LHA will accept the loss of parking for the dwelling but will condition that adequate cycle storage facilities are provided for the existing and proposed dwelling.

### **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, wheel cleansing facilities, 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.



2.No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the residential units has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Yours faithfully

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

