

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0952  
Our ref: D3.2023.0952  
Date: 22<sup>nd</sup> January 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2023/0952**

Address: **Cottam House Cottage Writtenstone Lane Longridge PR3 2ZN**

Proposal: **Proposed first-floor extension to rear and associated alterations.**

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 first floor extension at Cottam House Cottage, Writtenstone Lane, Longridge.

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

The dwelling will continue to be accessed off Writtenstone Lane which is an unadopted access track. The track serves a farm, numerous dwellings and Bridleway BW0302011. The track connects to another unadopted access track called Written Stone Lane which then connects to the adopted highway along Lower Road.



The LHA have reviewed RVA drawing number 2306-01 Rev A titled "Existing and Proposed Plans, Elevations, Section and Visual" and are aware that the number of bedrooms at the dwelling will increase from 2 to 4.

For the dwelling to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA require a minimum of 3 car parking spaces to be provided for the 4 bed dwelling.

Unfortunately, no parking plan has been submitted which shows the dwellings parking area. Therefore, to ensure that the dwelling has adequate car parking facilities, the LHA will request that a parking plan is submitted before commenting on the application further.

Yours faithfully

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

