

Ribble Valley Borough Council  
Housing & Development Control

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2023/0960  
Our ref: D3.2023.0960  
Date: 30<sup>th</sup> January 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2023/0960**

Address: **Hough Clough Barn Houghclough Lane Chipping PR3 2NT**

Proposal: **Regularisation of change of use of converted workshop to office, annex and holiday let.**

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) have been consulted on an application for the regularisation of change of use of a converted workshop to office, annex and holiday let at Hough Clough Barn, Houghclough Lane, Chipping.

#### **Site Access**

The proposal will utilise an existing unadopted track located off Houghclough Lane, which is an unclassified road subject to a 60mph speed limit. The access track currently serves 5 dwellings and Public Footpaths FP0312061 and FP0312055.



The LHA have reviewed the supporting documents and require a visibility splay drawing to be submitted showing that the access can provide visibility splays of 2.4m x 214m in both directions following the likely intensification of use.

Should the access not be able to achieve these visibility splays, the LHA require a traffic survey to be conducted within the vicinity of the site to demonstrate the 85<sup>th</sup> percentile speeds. These speeds should then be used when providing the required visibility splays.

### **Internal Layout**

The LHA require the proposal to provide a designated parking space for the one bed holiday let. This to ensure that the parking space does not conflict with the existing dwellings parking arrangements. The parking space should be shown on a parking plan.

### **Conclusion**

The LHA have no objection to the workshop being converted into a one bed annex or a home office. However, the LHA require further information in the guise of a parking plan and a visibility splay drawing for the holiday let element of the proposal. This is because when the holiday let is in use, it will generate trips to and from the site in its own right which would lead to an intensification of use of the access and the parking area. Therefore, further information is required.

Yours faithfully

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

