

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:



Your ref: 3/2023/1014
Our ref: D3.2023.1014
Date: 2nd February 2024

FAO Lyndsey Hayes

Dear Sir/Madam

Application no: **3/2023/1014**

Address: **Curtis House Chipping Road Longridge PR3 2NB**

Proposal: **Proposed change of use from one dwelling into two.**

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 proposed change of use from one dwelling into two at Curtis House, Chipping Road, Longridge.

The LHA are aware of the most recent planning history associated with the site:

3/2021/0664- Erection of workshop/storage unit. Withdrawn 11/10/2021.

3/2019/0067- Demolition of existing conservatory and erection of single-storey extension to rear. Permitted 29/03/2019.



3/2016/0259- Erection of garage. Permitted 18/05/2016.

3/2014/0425- Proposed conversion of a redundant agricultural building into a single open market dwelling. Permitted 12/02/2015.

Site Access/ Internal Layout

The LHA are aware that the site is located off Chipping Road, a C classified road subject to a 60mph speed limit. The site currently has two accesses located off Chipping Road, with one serving Curtis House and the other serving the holiday accommodation which was approved under application reference 3/2014/0425.

The LHA have reviewed ALH drawing number 03C titled "Existing Site Plan" and require a parking plan to be submitted showing that each proposed dwelling can provide a minimum of 2 car parking spaces. This is so that the site can comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan.

Currently, as shown on ALH drawing number 03C, one car parking space is provided on the concrete apron which is located directly off Chipping Road. This space has been designated to serve the "new barn conversion" as labelled on ALH drawing number 11 titled "Proposed Floor Plans (First Floor)". However, the LHA are unable to accept a parking space being created in this location. This is because the depth of the area is less than 4.8m and the LHA do not accept off-street spaces being provided parallel to the dwelling or the adopted highway. Even if the LHA did accept the space, there would still be a shortfall of one car parking space and the location of the space is strange given that the door to access the property is located to the rear of the site.

As a result of no parking plan being submitted and the designated area for the "new barn conversion" being unsuitable, the LHA require an amended plan to be submitted.

Conclusion

The LHA require an amended plan to be submitted showing where each dwelling will park, and an access drawing will be required showing how these areas will be accessed.

On the access drawing details should emerge regarding the access width and the access' visibility splays, with the LHA requiring an access located off a 60mph road to provide visibility splays of 2.4m x 214m in both directions.

Yours faithfully

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

