

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/1018  
Our ref: D3.2023.1018  
Date: 16<sup>th</sup> February 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/1018**

Address: **Peele House Sawley Road Sawley BB7 4LE**

Proposal: **Proposed erection of a single-storey extension to rear; alterations to fenestration; addition of new door openings and internal re-modelling.**

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 re-consulted on an application for the proposed erection of a single-storey extension to rear at Peele House, Sawley Road, Sawley.

The LHA previously responded to the application on 29th January 2024 requesting further information regarding the parking arrangements at the site following the increase in the number of bedrooms at the dwelling.



Since then the Agent has submitted SPA drawing number 6608-P04D titled "Single storey rear extension and internal remodelling- Proposed Floor Plans and Elevations" which will be reviewed below.

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

The dwelling will continue to be accessed off an unadopted track located off Sawley Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and note that the number of bedrooms at the site will likely increase from 3 to 4. For the site to comply with the parking standards as defined within the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided.

However, the site can only provide 2 car parking spaces with the integral garage as shown on SPA drawing number 6608-P04E titled "Single storey rear extension and internal remodelling- Proposed Floor Plans and Elevations" not having the adequate internal dimensions to provide a car parking space. With the LHA requiring the garage to be a minimum of 6m x 3m.

Despite the shortfall in parking, the LHA have no objection to the proposal. This is because any shortfall in parking at the site is unlikely to lead to any inappropriate parking on the adopted highway, with the dwelling being located on an unadopted track, approximately 49m from Sawley Road. Therefore, should the occupants require more than two car parking spaces they are likely to park on the unadopted track, a significant distance away from the adopted highway. As a result, the proposal is unlikely to have a material impact upon highway safety and so 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 SPA drawing number 6608-S02. 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

