

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/1018
Our ref: D3.2023.1018
Date: 29th January 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

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 erection of a single-storey extension to rear at Peele House, Sawley Road, Sawley.

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 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-P04D 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. Therefore, the LHA require a revised plan showing that the site can provide 3 car parking spaces to comply with LHAs parking guidance.

Yours faithfully

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

