

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/1026  
Our ref: D3.2023.1026  
Date: 22<sup>nd</sup> January 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/1026**

Address: **23 Pendleton Road Wiswell BB7 9DD**

Proposal: **Proposed demolition of garage and construction of two-storey extension to side and rear and single storey extension to rear. Alterations to existing window and door openings and creation of new parking area.**

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 demolition of garage and construction of two-storey extension to side and rear and single storey extension to rear along with the creation of a new parking area at 23 Pendleton Road, Wiswell.

The LHA are aware of the most recent planning history at the site, with the applications being listed below:



3/2023/0512- Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance gate (pursuant to variation of condition 2 (materials) from planning permission 3/2017/0889 to change the external wall finish from natural stone to white render.) Refused 31/08/2023.

3/2019/0305- Application for a change of use from an annexe/building to a holiday let. Resubmission of planning application 3/2019/0199. Permitted 13/05/2019.

3/2019/0199- Change of use from detached ancillary building to one new dwelling. Withdrawn 03/04/2019.

3/2017/0889- Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance gate. (Resubmission of 3/2016/0957 and 3/2017/0155). Permitted 01/12/2017.

3/2016/0957- Proposed two storey extension to side, relocation of driveway and detached double garage and workshop to rear. Withdrawn 06/12/2016.

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

The LHA are aware that the dwelling will be accessed off Pendleton Road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed Peter Hitchen drawing number A2.3 titled "Existing and Proposed Site Plan" and are concerned that the proposed parking area will conflict with the access which will serve the holiday cottage located to the rear of the site. The holiday cottage and the access was approved under application reference 3/2019/0305 where the site was also planned to be accessed from. Therefore, to ensure that the proposed parking area does not conflict with the already approved access and the spacing between each access is safe and suitable, the LHA require a scaled drawing to be submitted showing both accesses.

The LHA have further reviewed the drawing and are aware that the proposed parking arrangements complies with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan.

### **Conclusion**

The LHA require a revised site plan to be submitted showing the parking area for the proposed dwelling and the access which will serve the holiday cottage, approved under application 3/2019/0305, should the application be extant. This is because the LHA are concerned that the proposed parking area will conflict with the approved access. Therefore, further information is required.

The LHA advise that should the Applicant still own the land where the holiday cottage is located, that the dwelling utilises the approved access. This was the original idea when application references 3/2019/0305 and 3/2017/0889 were approved.



Yours faithfully

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

