

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0201
Our ref: D3.2024.0201
Date: 31st May 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2024/0201**

Address: **21 Abbots Croft Whalley BB7 9RR**

Proposal: **Proposed single-storey extensions to front, side and rear.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been re-consulted on an application for the proposed single-storey extensions to front, side and rear at 21 Abbots Croft, Whalley.

The LHA previously responded to the application on 15th April 2024, requesting further information regarding the parking arrangements at the site. Since then, the Agent has provided SJ Bialecki drawing number 6007a, which will be reviewed below.

Site Access/ Internal Layout

The dwelling will continue to be accessed off Abbots Croft which is an unclassified road subject to a 20mph speed limit.



As part of the proposal the parking arrangements at the site will change, with the two existing car parking spaces being unable to be provided in tandem following the proposed side extension. Instead, as shown on SJ Bialecki drawing number 6007a, two car parking spaces will be provided adjacent to each other.

However, the LHA have reviewed the proposed arrangements and are unable to accept the proposed second space which will be provided at an angle to the access. This is because the LHA are concerned that should vehicles use this space, potential conflicts may arise with the adjacent streetlight when manoeuvring in and out of the access. Therefore, the LHA advise that the dropped crossing is extended to facilitate two car parking spaces.

The LHA did advise that the dropped crossing should be extended in the previous response, but no plans have been submitted showing this. Therefore, the LHA have to imply that the Applicant is unwilling to extend the dropped crossing. Should this be the case, the LHA are happy to accept a shortfall of one car parking space at the site. This is because while the LHA do not want to encourage on-street parking, but should this occur, it will not be to the detriment of highway safety with vehicular movements still being able to occur along the adopted carriageway and on-street parking, as seen on site, is a pre-existing situation along Abbots Croft. Therefore, for these reasons the LHA have no objection to the proposal.

Yours faithfully

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

