

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0201
Our ref: D3.2024.0201
Date: 15th April 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

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 single-storey extensions to front, side and rear at 21 Abbots Croft, Whalley.

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.

The LHA have reviewed SJ Bialecki drawing number 6007 and are aware that the parking arrangements at the site will change following the side extension to the dwelling. Currently,



the dwelling can provide 2 car parking spaces for the 2-bed dwelling, with the two spaces being provided in tandem on the driveway.

However, following the side extension it's unlikely that the driveway can provide 2 spaces in tandem. Therefore, to ensure that the dwelling can continue to provide 2 car parking spaces for the proposed 2 bed dwelling, a parking plan is required.

Should the dwelling not be able to provide 2 spaces, as expected, the existing dropped kerb will need to be extended by a minimum of 2.4m. This may lead to the streetlight and the gully on the adopted highway needing to be relocated but this can be addressed as part of the Section 171 Agreement which is required for the dropped kerb application.

Conclusion

The LHA require a revised plan showing that the dwelling can continue to provide 2 car parking spaces. Should the existing dropped kerb and the driveway need to be extended to incorporate a second space, this should be stated on the drawing.

Yours faithfully

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

