

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2024/0312
Our ref: D3/2024/0312
Date: 15 May 2024

For the attention of Ben Taylor

Planning Application No: 3/2024/0312

Proposal: Proposed subdivision of first floor flat into two.

Location: High View, Humber Street, Longridge PR3 3WD

Having reviewed the documents submitted, 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 comments being noted and conditions being applied to any formal planning approval.

Site planning history

There is no recent planning history for this site.

Proposal

The proposal is for the conversion of an existing four bed, first floor flat into one x one bed and one x two bed flats.

Car & cycle parking

It has been noted that disabled parking for the existing ground floor businesses is currently provided on Humber Street as access to these businesses from Calder Avenue is via a flight of steps. Parking for the flats would remove this provision and vehicles parked here may also obstruct the rear pedestrian accesses to these businesses. To protect pedestrian access a pedestrian walkway at least 1m wide should be marked along the edge of the building.

One car parking space should be provided for a one bed dwelling and two spaces for a two – three bed dwelling. The highway authority considers that the level of off-road parking proposed is adequate for the type and size of dwellings proposed.

Parallel parking bays should be at least 6m long to allow vehicles to manoeuvre to and from the bays. The three parking bays proposed should be formally marked out to ensure that access is maintained to all bays at all times. These should also be set back from the building to allow pedestrian access. The highway authority also recommends that the bays are allocated to each flat.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD



The site is in a town centre location with access on foot to a range of local facilities and amenities, including public transport on Berry Lane. A car journey will not always be necessary to access these.

Storage for two cycles is proposed at ground floor level within the entrance hallway. Secure, covered storage, eg cycle lockers, should be provided as the flats will be occupied independently and the storage area is not within nor overlooked by the flats. Details can either be submitted prior to determination of this application or be controlled by condition.

The following conditions should be applied to any formal planning approval granted.

Conditions

1. Prior to first occupation of the approved development the parking areas shown on the approved plans shall be constructed in bound porous materials and formally marked out. The parking areas shall thereafter always remain available for the parking of domestic vehicles associated with the dwellings. Reason: In order to ensure satisfactory levels of off-road parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.
2. Prior to first occupation of the approved development a pedestrian walkway at least 1m wide shall be marked along the edge of the building facing Humber Street and maintained free from obstruction in perpetuity. Reason: In the interest of pedestrian safety.
3. Prior to first occupation of the approved development secure, covered cycle storage for at least two cycles shall be provided in accordance with a scheme to be approved by the Local Planning Authority and permanently maintained thereafter. Reason: To ensure that the development provides the infrastructure to support sustainable forms of transport.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

