

Ribble Valley Borough Council
Planning Section
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Your ref: 03.2024.0793
Our ref: 03.2024.0793
Date: 17.10.2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0793

Grid Ref: 361188 442969

Proposal: Proposed conversion of existing garage and workshop to two-storey living accommodation and integral garage. Alterations to include new slate roof and timber cladding.

Location: 1 Ferry Butts Garstang Road Chipping PR3 2QJ

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

It is noted that 3.23.738 – Demolition of existing garage and workshop and replace with two-storey extension of living accommodation and domestic garage was Refused.

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 conditions being stated on any approval.

The dwelling will continue to be accessed off Garstang Road which is a C classified road subject to a 60mph speed limit.

The LHA have reviewed drawing number 2 titled "Proposed Floor Plans and Elevations" and are aware that the number of bedrooms at the site will increase from 3 to 4. For the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

As part of the parking arrangements, the Design and Access Statement states a minimum of 3 no. vehicles can park off street and there is a turning area to enable vehicles to exit the site in a forward gear, on the existing hardstanding area adjacent to the proposed extension. Therefore, with the site complying with the LHAs parking guidance, the LHA have no objection to the proposal.

There is no objection to the proposal subject to the following condition.

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



Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented. Thereafter the onsite parking provision shall be so maintained in perpetuity. REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council

