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Your ref: 3/2024/0883
Our ref: 3/2024/0883/HDC/KW
Date: 22 November 2024

Location: George Street Longridge PR3 3JS
Proposal: Proposed conversion of former joiners workshop to two-bedroom, single-storey dwelling and garage.
Grid Ref: 360142 437691

Dear Maya Cullen

With regard to your consultation letter dated 4 November 2024, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority (LHA) 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of the proposed conversion of former joiners workshop to two-bedroom, single-storey dwelling and garage at George Street Longridge PR3 3JS.

Site Access

The proposal will utilise an existing access on George Street, which is an unclassified road subject to a 20mph speed limit.

Internal Layout

The LHA has reviewed drawing number A103 titled Proposed Floor - Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The LHA also noted that the proposed garage meets the LHA recommended minimum internal dimensions for a single garage size which is 6m in length and 3m wide.

The LHA note that one off street parking space within the drawing will be retained to serve 27 Inglewhite Road, which provides storage units approved under planning application 3/2001/0332.

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However, the LHA are aware that no information has been submitted about the business operations for the existing units which fall within 27 Inglewhite Road. Further information should be provided which details the internal floor space and use class of the existing units, as well as a parking plan which shows how many car parking spaces the site can provide along with any servicing areas within the site.

The LHA note that the proposed site has a number of marked parking bays which will be lost as a result of the proposal. To ensure that there is adequate spare capacity for all the units which fall within the wider site to cope with the loss of car parking spaces following the proposal, the LHA requests that a parking survey be conducted. The parking survey should be conducted over the period of a week, 07:00 - 19:00 each day. The survey should detail the type of vehicles which serve the site and the occupancy rates during peak and off-peak times.

Conclusion

The LHA require further information regarding the parking needs of all the units which fall within 27 Inglewhite Road, a parking plan and further information regarding the number of units, the class use of each unit along with a detailed parking survey detailing the existing demand for the wider site. This information will allow the LHA to assess whether the quantity of spaces provided at the existing car park is adequate or whether additional car parking spaces are required.

Yours sincerely

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