

Ribble Valley Borough Council
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Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0888
Our ref: 3/2024/0888/HDC/KW
Date: 19 November 2024

Location: 1 Masefield Close Brockhall Village Old Langho BB6 8HS
Proposal: Proposed first floor extension above study, single storey side extension and link to study. Single storey rear extension and fenestration alterations including addition of Juliet balcony to rear elevations, and replacement of existing door to north western side elevation with one window.
Grid Ref: 369956 436404

Dear Lucy Walker

With regard to your consultation letter dated 5 November 2024, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site.

The proposal is for a first-floor extension above the study, single-storey side extension and a link to the study. Single-storey rear extension and fenestration alterations including addition of Juliet balcony to rear elevations, and replacement of existing door to northwestern side elevation with one window.

Although no parking plan has been provided, the LHA reviewed the proposed site, floor plans, and elevations, drawing pl.10 Revision A. The LHA notes that the driveway can support at least three off-street parking spaces, meeting the guidance as defined within the Joint Lancashire Structure Plan. Therefore, the development's impact on the local highway network would be negligible.

Yours sincerely

Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
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