

Ribble Valley Borough Council  
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Your ref: 3/2024/0969  
Our ref: 3/2024/0969/HDC/KW  
Date: 29 January 2025

**Location:** 24 Durham Road Wilpshire BB1 9LR  
**Proposal:** Proposed change of use from garage/workshop to commercial art studio and pottery for producing, stocking, selling online and teaching small groups (up to 6 at a time) three times per week.  
**Grid Ref:** 369008 433108

Dear Maya Cullen

With regard to your consultation letter dated 15 January 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

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.

In order for the LHA to support the application, the applicant will be required to not only provides off-street parking for the existing dwelling but also provide car parking provisions for the proposed development. Having reviewed the site, the LHA expect that additional off parking provisions are provided within the site frontage. There is space for 2 additional car spaces on the East side of the site frontage, this will require the front wall to be removed and the area be hard surfaced.

The LHA also welcome the suggestion to reduce the number of attendees to 4 per session, this will result in a reduced demand for on street parking, to 2 vehicles supported by the additional of extra off street parking.

As such an amended plan should be provided showing the required amendments to the driveway to allow for addition parking on site. The supporting documentation should also be amended to indicate no more than 4 attendees each session in order for the LHA to support the application.

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

**Lancashire County Council**  
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