

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0344
Our ref: 3/2025/0344/HDC/KW
Date: 20 May 2025

Location: 6 Nab View Whalley BB7 9YG

Proposal: Regularisation of conversion of garage to home gym and store.

Grid Ref: 372739 436487

Dear Maya Cullen

With regard to your consultation letter dated 8 May 2025, 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 subject to the following condition being stated on any approval.

The property is a 4 bedroom property which only benefits from 1 off street parking space. In line with the Joint Lancashire Structure Plan, a 4 bedroom dwelling should have at least 3 off street parking spaces. The recommended minimum internal dimensions for a single garage size is currently 6m in length and 3m wide, as the garage is smaller than the current recommended dimensions the LHA is of the view that the garage would not provide effective parking provisions for a standard family car, although it would support storage of bicycles and other smaller transport options.

As such the dwelling has an under-provision of parking spaces with a reliance on on-street parking which could lead to the detriment of highway safety. There are concerns regarding the cumulative effect of homes being extended without providing any additional parking facilities.

Although any increased demand for on-road parking is difficult to absorb without causing additional loss of amenity for existing residents there is no space to provide off-road parking in this case. Therefore, although there are concerns these are not to such an extent to raise an objection.

Secure cycle storage can also be provided within the store to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

Continued...

The LHA should also take this opportunity to address that previously concerns have been raised regarding the use of the gym as a commercial space, the LHA would not support this use in this location and would not support any further diversity within the site that cannot be supported due to the lack of parking provisions available.

Should you wish to support the application we would request that the following conditions and notes are added to the decision notice:

1. The detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling, 6 Nab View Whalley, and shall not be used for any commercial activities, by way of sale or sub-letting to form separate residential or business accommodation.

Reason: To avoid the creation of a separate dwelling or commercial premises which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: <http://www.lancashire.gov.uk>