

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0386
Our ref: 3/2025/0386/HDC/KW
Date: 02 June 2025

Location: 3 Hayhurst Road Whalley BB7 9RL
Proposal: Two storey extension with a single storey link building.
Grid Ref: 373331 436716

Dear Emily Pickup

With regard to your consultation letter dated 20 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 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 LHA are aware that the dwelling will continue to be accessed off Hayhurst Road which is an unclassified road subject to a 20mph speed limit and will remain a 4-bed property and in line with the LHA's parking standards requires 3 off street parking spaces.

The alterations to the garage will reduce its internal dimensions and as such the proposed garage does not comply with the LHAs guidance, which is 6m by 3m for a single garage. As such, only 2 off street parking spaces can be provided within the site.

Notwithstanding this, the LHA will accept the shortfall in parking at the site. This is because the existing double garage also does not comply with the LHAs guidance as such, the dwelling is retaining the existing number of bedrooms and the existing parking provisions, causing the LHA to accept the shortfall in parking and having no objection to the proposal.

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