

Ribble Valley Borough Council
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Your ref: 3/2025/0496
Our ref: 3/2025/0496/HDC/KW
Date: 03 October 2025

Location: 18 Hornby Road Longridge Preston PR3 3RE
Proposal: Demolition of rear lean-to extension and garage. Proposed single storey side and rear extensions to form garage, wc, utility and kitchen area.
Grid Ref: 360701 437563

Dear Lucy Walker

With regard to your consultation letter dated 11 September 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 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.

A 2-bedroom dwelling should provide at least 2 off-street parking spaces to ensure a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. These spaces should measure at least 5m in length and 2.4m wide, where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided. If the driveway has shared pedestrian access an additional 0.8m should also be provided.

The dwelling is currently served by 2 off street parking spaces within the driveway and an additional existing garage. The proposal will result in the removal of off street parking provisions at the side of the dwelling alongside the existing garage.

The recommended minimum internal dimensions for a new single garage is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space and the applicant should provide an additional parking space elsewhere.

The proposal will result in one off-street parking space being retained; as such the LHA expect an additional parking space to be created so that the dwelling can continue to be

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served by at least 2 off street parking spaces. Therefore, the LHA requests that a detailed dimensional plan showing at least 2 off-street parking spaces within the boundaries of the site be provided.

Yours sincerely
Kate Walsh
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Highway Development Control
Highways and Transport
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