

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:

Your ref: 3/2022/1055
Our ref: D3.2022.1055
Date: 23rd February 2023

Dear Sir/Madam

Application no: **3/2022/1055**

Address: **59 Mellor Brow Mellor BB2 7EX**

Proposal: **Proposed front porch and front dormers. Two storey rear extension and material changes.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

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, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed two storey extension at 59 Mellor Brow, Mellor.

The LHA previously responded to the application on 8th December 2022 requesting further information regarding the parking arrangements at the site. Since then, the Agent has supplied PCE drawing number PCE-Parkin-September-22-Pro layouts, PCE drawing number PCE-Parkin-September-22-Site Plan and PCE drawing number PCE-Parkin-September-22-Pro Elevations. These will all be reviewed below.

The LHA are aware that the dwelling will continue to be accessed off Mellor Brow which is an unclassified road subject to a 30mph speed limit.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

The road Mellor Brow, in which the dwelling is located off, is a cul-de-sac which serves 4 dwellings and is located off the C classified road Mellor Brow.

The LHA have reviewed the supporting documents and understands that the existing 3 bed dwelling which has an internal garage which acts as a car parking space, will become a 4-bed dwelling following the proposal.

For the site to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require a minimum of 3 car parking spaces to be provided at the site.

However, the dwelling is only to provide one car parking space at the site, which is provided in the internal garage, as shown on PCE drawing number PCE-Parkin-September-22-Pro layouts. Therefore, there is a shortfall of 2 car parking spaces at the site.

Despite this, the LHA in the previous comments dated 8th December 2022, did state that the LHA would have no objection to the proposal subject to one car parking space complying with the LHAs guidance. This is because while the LHA do not condone parked vehicles overlapping the footway, with the existing driveway not providing the adequate depth of a minimum of 4.8m, the LHA are aware that this is a pre-existing situation and one which the LHA are unable to prevent. Therefore, any additional spaces which are required are likely to be provided in this location and so will not obstruct the turning head for the cul-du-sac which is located approximately 25m from the dwelling.

Conditions

1.The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure that adequate parking provision is retained on site.

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council