

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0035
Our ref: D3.2023.0035
Date: 7th March 2023


Dear Sir/Madam

Application no: **3/2023/0035**

Address: **Broom Cottage 56 Higher Road Longridge PR3 3SX**

Proposal: **Proposed single storey rear extension and loft conversion with the addition of front and rear dormers. Demolition of conservatory and rear porch.**

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 an application for the proposed single storey rear extension and loft conversion with the addition of front and rear dormers at Broom Cottage, 56 Higher Road, Longridge.

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

The LHA have reviewed the supporting documents and understands that the dwelling will provide 4+ bedrooms.

Lancashire County Council


Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD

While the LHA have reviewed ARCD drawing number 22-20 L (-1) 002 titled "Site Plan As Proposed" which does not explicitly show how many car parking spaces can be provided at the site, the LHA are aware that there is ample space to provide the minimum of 3 spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with ARCD drawing number 22-20 L (-1) 002. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council