

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:

Your ref: 3/2023/0102
Our ref: D3.2023.0102
Date: 7th March 2023

Dear Sir/Madam

Application no: **3/2023/0102**

Address: **17 Blackburn Road Ribchester PR3 3ZP**

Proposal: **Proposed single storey rear extension.**

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

Summary

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority advises the following reason for refusal:

- 1. The proposal, if permitted, would likely lead to inappropriate parking within the vicinity of the site. This would be to the detriment to highway safety and the residual cumulative impacts on the road network would be severe. This is contrary to paragraph 111 of the National Planning Policy Framework (2021).***

Lancashire County Council

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey rear extension at 17 Blackburn Road, Ribchester.

The LHA are aware of the planning history at the site, with it being listed below:

3/2002/0825- CONSERVATORY AND CARPORT EXTENSION. Permitted 04/11/2002.

Site Access/ Internal Layout

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

The LHA have reviewed the site and are aware that the off-street parking facilities are located to the rear of the dwelling. This is alike the other neighbouring, terraced dwellings who use either the shared access track located down the side of number 17 Blackburn Road or number 10 Blackburn Road to access the rear and the parking areas for their dwellings.

However, due to the proposal, the rear parking area for the dwelling will be removed meaning that the parking arrangements at the site will change. This will likely cause the displacement of parking from the rear to Blackburn Road.

Unfortunately, the LHA are unable to allow any overspill of parking attributed to the dwelling onto Blackburn Road. This is because while on-street parking does occur along Blackburn Road, the area is used for the terraced housing opposite the dwelling, with some dwellings not having access to any off-street parking facilities.


The on-street parking area, as a result of some dwellings not having access to off-street parking facilities, is close to full capacity. Therefore, the LHA are concerned that should the LHA not object to the application, the occupants of the dwelling will park on-street causing neighbour's vehicles to be displaced elsewhere, which could cause inappropriate parking to occur.

The need to ensure that inappropriate parking does not occur in the area is key because the existing vehicles who park on- street, prevent two-way vehicle movements to occur along this stretch of Blackburn Road, due to the narrowness of the adopted highway. Vehicles, when two-way movements are occurring, sometimes have to find gaps between the on-street parked vehicles to allow the other flow of traffic to pass without conflict. Allowing further vehicles to park on the street, as a result of this application, could prevent gaps between parked vehicles, meaning that vehicles will have to reverse to find an area to wait should two- way movements be occurring simultaneously. This will cause likely vehicle to vehicle and vehicle to pedestrian conflicts to occur which would be to the detriment to highway safety, which in turn is contrary to paragraph 111 of the National Planning Policy Framework (2021). Therefore, the LHA object to the application.

Informatives

This report sets out why the Highway Authority advises the Local Planning Authority should be refused planning permission. However, should the Local Planning Authority be minded to grant planning permission, please notify the Highway Authority so that advice can be provided on appropriate conditions and contributions to minimise the impact of the development.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council