

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0093
Our ref D3.2022.0093
Date 14th March 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0093**

Address: **30 Hawthorne Place Clitheroe BB7 2HU**

Proposal: **Single storey rear extension and garage conversion with rear decking.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority 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. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for a single storey rear extension and a garage conversion with rear decking at 30 Hawthorne Place, Clitheroe.

The LHA are aware that the site is accessed off Hawthorne Place which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and require the Applicant to state the existing number of bedrooms provided at the dwelling. This is because the LHA require the dwelling to comply with the Joint Lancashire Structure which requires a

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dwelling to provide 2 car parking spaces for a 2 bed and a 3-bed dwelling and 3 spaces for a 4 bed.

The LHA also require the Applicant to submit a scaled drawing of the driveway which is used to provide off-street parking at the site. The LHA require this information to ensure that the dwelling complies with the LHAs parking guidance given that the internal garage has been converted and will not be used as a parking space following the proposal.

Therefore, following the submission of this information the LHA will be in a better position to fully assess the application and should the driveway be able to provide a minimum of 2 car parking spaces, the LHA will have no objection to the proposal.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council