

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0093
Our ref D3.2022.0093
Date 22nd 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 a re-consultation for a single storey rear extension and a garage conversion with rear decking at 30 Hawthorne Place, Clitheroe.

The LHA previously responded to the application on 14th March 2022, requesting further information regarding the parking layout at the site.

The Agent has now provided PCE drawing number PCE-Stevenson-January-22-Parking which will be reviewed below.

The LHA are aware that the site is accessed off Hawthorne Place which is an

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unclassified road subject to a 30mph speed limit.

The LHA are aware that the site can now provide 2 car parking spaces for the 3 bed dwelling, as shown on PCE drawing number PCE-Stevenson-January-22-Parking, to comply with the parking standards as defined in the Joint Lancashire Structure Plan.

However, the LHA require a more detailed, scaled access drawing showing whether the access will be extended to provide the additional car parking space on the driveway.

The LHA also have concerns should the access be extended in this location, due to the streetlight being extremely close to the proposed extension to the access. Therefore, to ensure that the access does not conflict with the streetlight, the LHA further require the streetlight to be shown on a revised plan.

To prevent these concerns, the LHA advise the Applicant to consider extending the access to the right rather than to the left of the access, as shown on the drawing. This way the access will not conflict with the streetlight and 2 car parking spaces can be provided. Should the Applicant be willing to do this, the LHA require this to be shown on a revised plan.

Similarly, the LHA will accept one car parking space, which is the existing situation, to be provided on the driveway given that the number of bedrooms at the dwelling remain unaltered. As a result, the other car parking space could be provided on-street with on-street parking being a pre-existing situation along Hawthorne Place.

Should the Applicant choose this option, the LHA require the proposed car parking space to be removed from the plan and the LHA will have no objection to the proposal.

Yours faithfully

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