

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

F.A.O. Sarah Heppell

Your ref 3/2022/0185
Our ref
Date 23/03/2022

Dear Sarah

Planning Application No: 3/2022/0185

Proposal: Demolition of existing rear conservatory and construction of single storey extensions to front, side and rear, alterations to front garden.

Location: 7 Timbrills Avenue Sabden BB7 9HF

I have viewed the plans and the highway related documents submitted; I have the following comments to make:

The property is situated on a turning head and parking is not acceptable on the turning head for highway safety reasons.

An investigation of the 5 year accident record shows no collisions have occurred on Timbrills Avenue.

The proposal sees the loss of a garage but the applicant has provided 2 parking spaces (ref. Proposed Plans and Elevations, Sept 2021, 6417-PO1 Rev A) within the curtilage which meet parking standards for a 2 bedroom property.

There is no objection to this proposal on highway grounds, but I would recommend the following condition:

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the life time of the dwelling existing in its proposed state. Reason: to ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Notes

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

1. This consent may require the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Highways Development Support
Lancashire County Council