

Ribble Valley Borough Council  
Housing & Development Control

Tel  
Email

Your ref 3/2022/0441  
Our ref D3.2022.0441  
Date 11<sup>th</sup> July 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0441**

Address: **10 Derwent Crescent Clitheroe BB7 2PW**

**Proposal: Proposed reconfiguration to existing house in conjunction with single-storey extensions to the north and south elevations. Existing garage to be demolished. Leylandii hedge to the east elevation to be trimmed back to accommodate proposed extension.**

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

### **Summary**

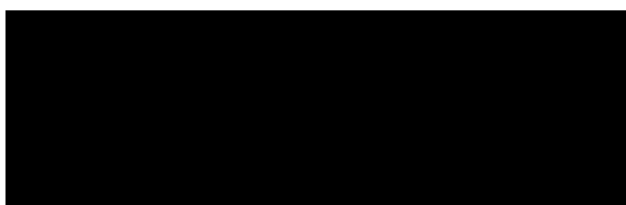
#### **No objection subject to conditions**

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 a re-consultation for the proposed reconfiguration of an existing house including the demolition of an existing garage at 10 Derwent Crescent, Clitheroe.

The LHA previously responded to the application on 16<sup>th</sup> June 2022, requesting further information regarding the proposed parking arrangements at the site following the proposed reconfiguration of the dwelling.



Since then, the Agent has submitted drawing number PW/2022/003A titled "Proposed Plan. Proposed Elevations" which will be reviewed below.

The LHA are aware that the dwelling will continue to be accessed off Derwent Crescent which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will reduce from a 3 to a 2 bed property.

For the dwelling to continue to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 2 car parking to be provided on site.

The LHA have reviewed drawing number PW/2022/003A titled "Proposed Plan. Proposed Extension to 10 Derwent Crescent" and are aware that 2 spaces can be provided on site and so 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 drawing number PW/2022/003A titled "Proposed Plan. Proposed Extension to 10 Derwent Crescent". 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).

2. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) 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