

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0457
Our ref D3.2022.0457
Date 6th June 2022

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2022/0457**

Address: **94 Ribchester Road Clayton-Le-Dale BB1 9HQ**

Proposal: **Outline application with all matters reserved for the erection of a detached dwelling house in the grounds of 94 Ribchester Road. Previously approved under 3/2018/1116.**

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

Summary

No objection

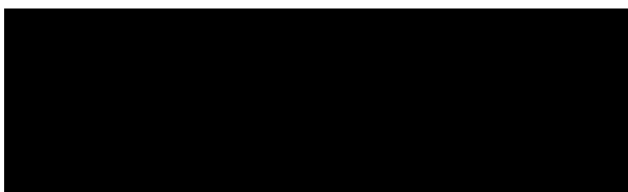
Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an outline application with all matters reserved for the erection of a detached dwelling in the grounds of 94 Ribchester Road, Clayton le Dale.

The LHA are aware that the application is a resubmission of application reference 3/2018/1116 which was a full application for the erection of one dwelling at the site. This was permitted by the Local Planning Authority (LPA) on 16th April 2019.



Site Access

The LHA are aware that matters regarding access will be resolved during the reserved matters stage.

The LHA, do however, advise the Applicant that should the access which was approved under application reference 3/2018/1116 be used, then the outbuilding to the left of the access should be removed. This is because the outbuilding will obstruct the accesses visibility splays to the left of the access.

Internal Layout

The LHA are aware that the matters regarding the internal layout of the site will be resolved during the reserved matter stage.

The LHA do advise the Applicant that a dwelling which has 2 or 3 bedrooms is required to provide 2 car parking spaces, while a dwelling which has 4 or more bedrooms is required to provide 3 car parking spaces to comply with the parking guidance as defined in the Joint Lancashire Structure Plan.

Yours faithfully



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council