

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0464
Our ref D3.2022.0464
Date 1st June 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0464**

Address: **14 Blakewater Road Clitheroe BB7 2FT**

Proposal: **Proposed single storey rear extension and front porch.**

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.

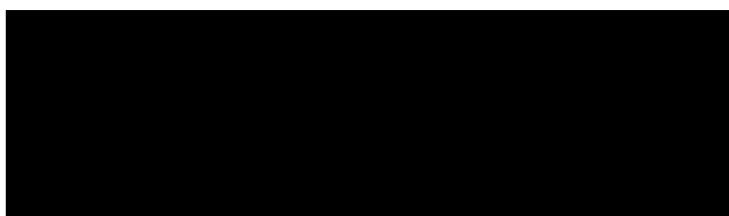
Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey rear extension and front porch at 14 Blakewater Road, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Blakewater Road which is an unadopted road but is subject to a Section 38 agreement meaning that the road will be adopted by the LHA.

The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will remain the same following the proposal.

However, the LHA are concerned that the front porch will encroach upon the current parking arrangements at the dwelling. Therefore, before the LHA can fully assess the



application, the LHA require a parking plan to be submitted showing that the dwelling complies with the parking guidance as found in the Joint Lancashire Structure Plan.

The LHA remind the Applicant that a 2 and a 3-bed dwelling is required to provide 2 spaces while a 4 bed is required to provide 3 spaces.

Details should also be submitted surrounding the number of bedrooms the dwelling has and how many off-street parking spaces the site can currently provide.

Yours faithfully

[Redacted Signature]

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council