

Ribble Valley Borough Council  
Planning Section  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Phone:  
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Your ref: 3/2022/0559  
Our ref: D3/2022/0559  
Date: 1 July 2022

**For the attention of Mark Waleczek**

**Planning Application No:** 3/2022/0559

**Grid Ref:** 377145 434596

**Proposal:** Proposed demolition of existing rear conservatory and replacement of single storey rear kitchen extension. Two storey side extension and roof alterations to allow loft conversion with rear dormer windows. Partial recladding of existing walls and fenestration alterations. External works to include widening of existing drive and flagging.

**Location:** 3 Harewood Avenue, Simonstone BB12 7JB

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 condition and informative note being applied to any formal planning approval granted.

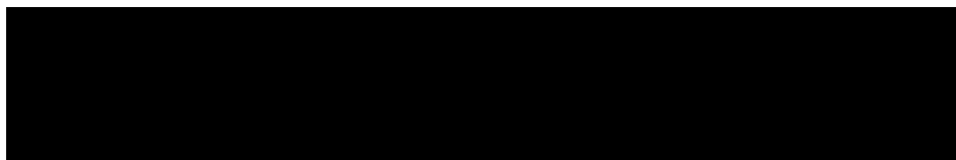
### **Proposal**

The development site is an existing four bedroom detached dwelling, with off-road parking to the front. The proposed development would create a four/five bedroomed property with extended off-road parking to the front.

### **Car & cycle parking**

The existing single, integral garage is sub-standard in size and cannot count as a parking space. Single garages should have absolute minimum internal dimensions of 5.6m x 3m to count as a parking space. However, the garage can still be used for secure cycle storage and the provision of an electric vehicle charging point.

Three adequately sized off-road parking should be provided for a dwelling with four or more bedrooms. The Proposed Site Plan (Drawing No 6646-04 Rev A) shows three parking spaces on the widened driveway/hardstanding. This should be extended to a width of at least 7.4m to fully accommodate three spaces, one of which will be adjacent to a wall. Parking spaces adjacent to walls or fences should be at least 2.6m width to provide additional room to open vehicle doors. The proposed flagged pedestrian path would need to be narrowed correspondingly.



The extended driveway should be surfaced in a bound porous material to prevent loose surface material from being carried onto the adopted highway network where it could pose a hazard to other users.

Alterations to extend the existing dropped vehicular crossing would need to be carried out under a legal agreement (Section 171) with Lancashire County Council as the highway authority.

The following condition and informative note should be applied to any formal planning approval granted.

**Condition**

The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling. Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site.

**Informative note**

This consent requires the construction, improvement or alteration of an access to the public highway. Only a contractor approved by Lancashire County Council can undertake the approved works under Section 171 of the Highways Act 1980. Before any work begins at the site, please contact [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) for the list of approved contractors and to start the Section 171 process.

  
Assistant Engineer  
Highways and Transport  
Lancashire County Council