

Development Control
Ribble Valley Borough Council

Phone: [REDACTED]
Email: [REDACTED]

Your ref: 22.0593
Our ref: D3.22.0593
Date: 4th July 2022

App no: 22.0593

Address: 17 Crumpax Avenue, Longridge

Proposal: Proposed single storey extension to side of existing end terraced property

The submitted documents and plans have been reviewed and the following comments are made.

Summary

Lancashire County Council acting as the Highway Authority would raise an objection regarding the proposed development and are of the opinion that the proposed development will have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Comments

The proposed garage door is sited 0.5m behind the adopted highway, footway of Crumpax Avenue. The required set-back distance is 6m in front of a garage and this allows a vehicle to clear the adopted highway whilst the garage doors are operated.

The internal dimensions on the garage are proposed at 4.96m by 3.20m which is below the standard garage size of 3m by 6m.

The area appears to have been used previously as off-street car parking and this proposal would result in a loss of two off-street car parking spaces. The properties on this section of Crumpax Avenue are without off-street car parking therefore the demand for on-street parking will be high and a loss of parking would not be supported.

[REDACTED]
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk