

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2022/0817
Our ref: D3.2022.0817
Date: 25th October 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0817**

Address: **2 Gills Croft Clitheroe BB7 1LJ**

Proposal: **Proposed removal of existing garage and utility and construction of a 2 storey extension to include dining/kitchen, utility and first floor bedroom and en-suite.**

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 removal of an existing garage and erection of a two-storey extension at 2 Gills Croft, Clitheroe

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

The LHA have reviewed the supporting documents and understands that the site will become a 4-bed dwelling following the proposal. As a result of this, the LHA require the

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



dwelling to provide 3 car parking spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

Therefore, to ensure that the site complies with the LHAs parking guidance, the LHA require a parking plan to be submitted to support the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

