

Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/11/0837

Drafted 24 January 2012

Dear Sir

**Planning Application, Ribble Valley District
D3-11-0837 land off Pendle Drive, Calderstones Park, Whalley**

Further to my previous reply of December 2011 concerning the above Application, I have received additional information regarding the garage dimensions.

I have no objections in principle to this proposal on highway grounds. This reply deals specifically with the garaging aspects of our previous correspondence.

In relation to the garage provisions, email correspondence of 6 January 2012 provided by David Diggle of Turley Associates, detailed the specific garage dimensions being proposed.

As I described previously, the LCC standard dimension for a single garage is 3m by 6m, but there is a degree of flexibility where the storage of materials, etc is not required

On this basis, the layout of garage design D914 at 2.56m by 5.05 is acceptable as the full internal space is available for the vehicle. Similarly, D1337, at 2.57m by 5.45m is also acceptable

The double garage design for D1651 is detailed at 4.9m by 5.09m. Once again, as there are no inhibiting factors within this space the layout is acceptable to provide a safe and effective car parking area.

However, I would request that the following Condition should be attached to any future consent your Committee may provide in respect of this application;

1. In order to retain the use of this space for the garaging of a private vehicle, the future development of this amenity for residential space or for exclusively storage purposes is to be prohibited.

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