

CB

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

Martin Nugent
01254 828060
D3/12/0270

Drafted 18 May 2012

Dear Sir

**Planning Application, Ribble Valley District
3/12/0270 18 King Street, Whalley**

I refer to your letter of 20 April 2012 concerning the above application.

I am recommending refusal of this application on highway safety grounds.

The existing property has suitable provisions for the parking and manoeuvring of vehicles and a layout that enables all movements to and from King Street to be carried out in a forward gear.

The proposed alterations to the property and the resulting changes to the layout does not provide the opportunity for vehicles to access the site in the same manner as exists at present, a situation exacerbated by its sensitive location on King Street where on street parking can have a significant impact on the safe and effective movement of through traffic.

While the operation of the gate has been altered, the changes in the footprint of the property make it unclear how the site can accommodate off street parking for three vehicles, the level of provision consistent with the anticipated requirements of a four bedroom residential property.

Therefore, on the basis of the potential negative impact of the revised parking arrangements at this site, with reversing manoeuvres to/from the highway at a sensitive location, I am recommending that this application be refused on the grounds of highway safety.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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