

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

Martin Nugent
01254 828060
D3/12/0488

Drafted 2 July 2012

Dear Sir

**Planning Application, Ribble Valley District
3/12/0488 land at Ribblesdale Avenue, Clitheroe**

I refer to your letter of 13 June 2012 concerning the above application for the discharge of Reserved Matters.

I have no objection in principle to this application on highway safety grounds.

Plot 1 is shown as being accessed from the north and secures a minimum of three off street car parking spaces. This level of provision is appropriate for a four bedroom property.

I would recommend that a Condition be attached to any successful application that seeks to retain the use of the detached garage for its intended purpose and to prohibit any future conversion to residential living space.

Plot 2 is shown as being accessed from the west and secures a minimum of two off street car parking spaces. This level of provision is appropriate for a three bedroom property.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
01254 828060

