

Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2015/0950
Date: 16th December 2015

For the attention of Matthew Ellis

Proposal:	25 Chatburn Park Drive Clitheroe
Location:	Two storey side extension and rear single storey extension with enlarged front driveway.
Grid Ref:	375063 - 442490

With regard to your letter dated the 27th November 2015

The Highway Development Control Section does not have any objections in principle to the proposed extension, providing the applicant can provide three off road car parking spaces, in the interest of amenity for neighbouring properties.

Based on the Joint Lancashire Structure Plan the Highway Development Control Section is of the opinion that the applicant should provide three off road car parking spaces for 4 bed room properties.

Due to the location of the property the third car would need to front a neighbouring property and potentially obstruct the neighbouring drives. Additional issues for refuse vehicles and delivery vehicles passing parked cars at this location.

The widened vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Environment Directorate before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicular crossings.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision, where the parking provision can be agreed: -

1. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and for communal use only

no spaces reserved for individual dwellings. Reason: To allow for the effective use of the parking areas.

2. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 agreement, under the Highways Act 1980. Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer