

Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 3/2016/0164
Date: 23 February 2016

FAO: Rebecca Halliwell

Dear Sirs

Re: Planning application 2016/0164

Proposal: Proposed single storey rear/part side extension

Location: Meadowside, Rimington Lane, Rimington BB7 4EA

With regard to your letter dated 22 February 2016 regarding the above planning application, the Highways Development Control Section would comment as follows.

The proposal adds additional single storey living space to the dwelling, which will result in an increase in bedrooms from the existing three to four bedrooms. Consequently I have treated this application as increasing the dwelling to a 4+ bedroom property. Under the terms of the 'Joint Lancashire Structure Plan – SPG Access and Parking' a minimum of three parking spaces of appropriate size and location should be provided within the site.

Whilst no parking area has been shown on the plans submitted the applicant has indicated on the application form that the proposed works will not affect the existing car parking arrangements. However I would ask that the applicant provides a plan showing the parking layout.

Should this plan show appropriate, on-site parking provision to the Highways Development Control Section's satisfaction then I would have no objection to the proposal on highway safety grounds.

Yours faithfully

Janet Simpson

Highways Development Control
Lancashire County Council

Phil Barrett

Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS