

Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: highways@lancashire.gov.uk
Your ref: 3/2016/0225
Date: 6 April 2016

For the attention of Rebecca Halliwell

Dear Sirs

Proposal:	First floor extension over existing garage (re-submission of application 3/2015/0883)
Location:	The Cedars 34 Peel Park Avenue Clitheroe BB7 1ET

With regard to the above application, the Highway Development Control section does not have any objections regarding the proposed first floor extension over existing garage. We are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

Based on the Joint Lancashire Structure Plan the Highway Development Control section is of the opinion that the applicant has provided adequate off-road parking provision for this type and size of development.

The Highway Development Control section recommends the following condition as part of the formal planning decision:

1. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

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

Yours faithfully

Janet Simpson
Highways Development Control
Lancashire County Council

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