

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

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Your ref:
Our ref: LHS/CS/3/2016/0775
Date: 6th October 2016

For the attention of Victoria Walmsley.

Proposal:	Replacement kitchen extension
Location:	Pages Farm Wood House Lane Slaidburn BB7 3AH
Grid Ref:	370340 - 452732

With regard to your letter dated the 23rd September 2016.

The Highway Development Control Section does not have any objections in principle to the proposed kitchen extension providing three off road car parking spaces can be provided without affecting the manoeuvring and parking spaces for the adjacent properties, to reduce the effect on the local amenity for the adjacent properties.

The proposed extension will prevent vehicle movement to the existing garage and also remove 1.5 car parking spaces.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Ribble Valley Parking Standards, the Highway Development Control Section is of the opinion the applicant should provide three off road parking spaces for a 4 bed property, one of the rooms is shown as a study although it is capable of taking a double bed. The applicant should provide accurate details of the car parking and manoeuvring area, before determining the application and the parking must be within the land ownership of the applicant

The recommended minimum dimension for a parking bays to be 2.4m wide by 5.0 m long and a 900mm clear passage for pedestrians to access the front door is required, (Part M of the approved documents) The reduced car parking may affect the safe manoeuvring of farm vehicles and private cars to adjacent properties and also affect the amenity for the adjacent properties.

Where an acceptable level of parking can be achieved, the Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

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. Reason: To allow for the effective use of the parking areas.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer