

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

Phone: 0300 123 6780
Email: lhscustomerservice@lancashire.gov.uk
Your ref:
Our ref: LHS/CS/3/2016/0893
Date: 18th October 2016

For the attention of Rebecca Halliwell.

Proposal:	Erection of two storey extension to side and rear and single storey extension to rear.
Location:	73 Riverside Clitheroe BB7 2NS
Grid Ref:	372925 - 442035

With regard to your letter dated the 7th October 2016

The Highway Development Control Section is of the opinion that the current highway related proposals will have a detrimental impact on highway amenity in the immediate vicinity of the site, by under provision of off-road car parking.

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 that the applicant should provide 3 off-road car parking spaces for a 4 bed property. The Highway Development Control Section is of the opinion that the ground floor study could be marketed as a fourth bedroom.

Where a widened private drive is provided, 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 Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".

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

1. A car park and manoeuvring scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas 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.

2. No part of the development shall be commenced until the section 184 agreement under the Highways Act 1980 has been entered for the widened dropped crossing within the adopted highway. The dropped crossing to be constructed in accordance with a scheme and time scale 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 and end user traffic to enter and leave the premises in a safe manner without causing a hazard to other road users or damage to the existing highway.

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

Yours sincerely

Stewart Gailey
Highway Development Control Engineer