

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/0188/FUL
Our ref
Date 25th April 2019

Dear Rebecca

Application no: **3/2019/0188/FUL**

Address: **17 Ribblesdale View Chatburn BB7 4BB**

Proposal: **Application for a two storey side extension.**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

After receiving a revised plan, the newly submitted drawing (No 235/PL20A) dated 4th April 2019 demonstrates how the proposal will result in a two storey side extension being constructed to the existing dwelling, and as a result of the revision to the initial planning application the dwelling will now be retained to three bedrooms.

Parking

The revised layout in accordance with drawing number 235/PL20A demonstrates there will be a sufficient parking provision to support the proposal, however the proposed parking formation will need to be bound using an approved surfacing material as well as an extension of the existing drop kerb that will need to be installed prior to the commencement of any external works in accordance with the full approval of this application whereas these works shall be carried out under section 184 of the Highways Act 1980.

The existing boundary wall is proposed to be widened by 1.9m and as a result an extension of the drop kerb will need to be installed prior to work commencing in accordance with the full approval of this application.

Sue Harper

Interim Director, Community Services
Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Conclusion

In accordance with the revised plan, drawing number 235/PL20A.

I would raise no objection to the proposal on highway grounds.

Should your council be minded to approve this application then I would request that the following condition be attached to any permission that may be granted.

Condition

1. Before the area fronting the dwelling is used for vehicular purposes, the area to be used as parking shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. **Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Note

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council using the website link <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> to obtain a quotation and request the works.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg
Highways Development Support
Community Services
Lancashire County Council