

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2019/0566
Our ref:
Date: 07/08/2019

Dear Sirs

Re: Planning Application 19/0566

Address: 25 Greenacres, Read Burnley BB12 7PT

Description: Two story extension to side with excavated garden banking to increase parking.

With respect to this application we would wish to raise an objection.

It is noted that there is proposed to be an increase in the bedrooms from 2 to 4 bedrooms. Applying Lancashire's Parking Standards this type of property should be provided with 3 car parking spaces.

These spaces should be a minimum of 2.4m x 5m and where the private drives are sandwiched between walls and fences, it is recommended that the drives to have a minimum clear width of 3.0m, to provide additional room to open the doors.

In order to progress the application we would look for the provision of either additional off street parking or the reduction in the number of bedrooms to 3 which would then only require 2 off street parking spaces.

It should also be noted that the alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the applicant.

Phil Durnell

Director of Highways and Transport
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Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council