

Development Control
Ribble Valley Borough Council

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

Your ref: 2019/0566
Our ref:
Date: 13/09/2019

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 still 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.

Two spaces have been provided to the minimum size of 2.4m x 5m, although the recommended minimum clear width of 3.0m where the private drives are sandwiched between walls and fences to allow room for the doors to open has not been achieved. Additionally the third space shown on the amended plan impedes access to the front door for both residents and deliveries such as a post man and does not achieve the recommended length.

It is felt that should the occupants of the dwelling have access to three vehicles then the three spaces will not be utilised and the remaining vehicle will need to be parked on the highway which will narrow the road and create an obstruction adjacent to the School Keep Clear markings.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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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