

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0771
Our ref Robert Gregg
Date 29th August 2019

Dear Rebecca

Application no: **3/2019/0771**

Address: **40a Knowsley Road, Wilpshire Road, Blackburn, BB1 9PX**

Proposal: **Construction of a two car carport on the southern boundary of the property**

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

Summary

No objection in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however a number of issues have been identified that require addressing.

Access

Access to the proposal is via an existing access point onto Knowsley Road, a classified Road namely C543. The access lane from Knowsley Road to the application site is a privately shared access lane which also serves the rear of properties 22-40 Knowsley Road.

Parking

The proposal is for the construction of a carport for two parking spaces. The submitted application form states that the proposal will result in an increase to the existing parking from 4 to 5 parking spaces which would in turn exceed the maximum parking standard.

Based on Lancashire County Councils maximum parking standards the existing dwelling would require a parking provision of three parking spaces. The proposal will

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exceed this and given the privately shared access lane serves a number of further properties within close proximity of the application site, the local highway authority would require a dedicated plan which demonstrates the proposed parking arrangements at the application site.

The carport is to be sited within the curtilage of the property which is considered sufficient, however as the shared access lane is used by neighbouring properties and also the public via the public right of way, namely 3-46-FP 21 which runs past the property, the applicant will need to demonstrate how the associated parking arrangements will not obstruct the shared access lane to which shall remain free from obstruction at all times.

Conclusion

In accordance with the submitted plans and documentation;

The Local Highway Authority will require the plans to be revised illustrating the proposed parking arrangements.

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
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