

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0771
Our ref Robert Gregg
Date 6th September 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 received the revised submitted documents and I have also today spoken with the applicant and explained the local highway authority's concerns.

The recently submitted drawings are deemed insufficient and the local highway authority would require a detailed scaled drawing of the proposed parking arrangements. I have also explained that the local highway authority has raised no objection to the principle of the proposal although we do need to understand that the proposal will not affect the local highway network.

The access lane from Knowsley Road to the application site is a privately shared access lane which also serves the rear of neighbouring properties 22-40 Knowsley Road, a number of neighbouring residential garages and a public right of way. Therefore the applicant needs to demonstrate that the access to the aforementioned will not be obstructed as a result of the proposal.

The number of parking spaces is also to increase as a result of the proposal from 4 to 5 parking spaces. Access to the rear of Knowsley Road is tight with poor visibility at the access point and the existing/proposed driveway has not got the availability to accommodate the proposed amount of parking without infringing the access lane.

The local highway authority therefore requires a dedicated parking layout which would demonstrate the proposed parking arrangements at the application site.

As previously stated, 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

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properties and also the public via the public right of way, namely 3-46-FP 21 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.

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

Development Support Technician

Highways and Transport

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