

Development Control
Ribble Valley Borough Council

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

Your ref: 2019/0907

Our ref:

Date: 7th November 2019

Dear Sirs

Re: Planning Application 19/0907

Address: Land off Clitheroe Road Whalley BB7 9AQ

Description: Outline application for the erection of one new dwelling and associated works.

With respect to this application we would not wish to raise any objections to the principle of the development. However there are some concerns regarding the off street parking and pedestrian access from the parking to the dwelling.

In order to progress the application we would look for further submissions outlining how our fears could be allayed.

There is an additional concern regarding the width of the driveway, all off road proposed car parking spaces should have 6m manoeuvring space to prevent over running of the opposite footpath, collisions with property and vehicles etc. due to the narrowness of the access road it is suggested that the width of the drive is increased to allow for the lack of manoeuvring space on the access road, which is used by other properties.

It is noted that there is a Public Right of Way adjacent to the site this will need to be kept clear at all times.

Should you wish to support the application we would wish for the following condition and notes to be added to your decision notice.

Phil Durnell

Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

1. Before the access is used for vehicular purposes, that the driveway extending from the highway boundary shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. **Reasons:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

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

Notes

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk
2. 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. The recommended width of 3m is based on the width of a large family car (Ford Mondeo Estate 2.09m wide), clearance at the passenger side to the garage (200mm), clearance at the drive side of the car and the garage (700mm), with room to open car door for less able bodied.
3. Cycle storage to be available for all properties, from the "Code for Sustainable Homes 2007". Cycle storage should not be through the dwelling of a terraced house, provide footway access to all rear gardens.