

Development Control
Ribble Valley Borough Council

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

Your ref: 2019/0985
Our ref:
Date: 23th December 2019

Dear Sirs

Re: Planning Application 19/0985

Address: 29 Glendale Drive Mellor Blackburn BB2 7HB

Description: Extension to existing garage to include bedroom and new double garage.

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

The dwelling is to become a 4 bedroomed house, which according the Lancashire's Parking Standards should have 3 off street parking spaces.

Whilst a garage is being provided it is not considered to be of a suitable size, guidance from the Department of Transport's document Manual for Streets would indicate that a single garage should be 3m x 6m. Any off street parking spaces should be at least 2.4m wide and 5.5m long, an additional width of 0.6m should be provided where a space is adjacent to a wall to allow space for the car door to open. Where the driveway is used as the pedestrian access an additional width of 0.8m should be provided.

It is also noted that a previous planning application would suggest that part of this dwelling is used holistic therapy studio. No account of any business parking requirements of such an undertaking have been made.

In order to support this application we would look for further plans showing how the parking requirements can be accommodated. It may be necessary to widen the driveway access by way of lowering additional kerbs.

Phil Durnell

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

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 developer should be aware that any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.
3. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".