

Development Control
Ribbles Valley Borough Council

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

Your ref: 2019/1062
Our ref:
Date: 19th December 2019

Dear Sirs

Re: Planning Application 19/1062

Address: Carr Garth 31 Green Lane Longridge PR3 3RB

Description: Proposed single-story extension to rear with associated landscaping and re-modelling.

With respect to this application we would not wish to raise an objection to the principle of the extension. However there is a concern regarding the limited off street parking.

From Lancashire's Parking Standards a 4 bedroomed dwelling such as this would require 3 off street parking spaces, it is noted that only 2 spaces are being proposed.

It is recommended in other sources (Design Bulletin 32) that all private drives should be 5.5m this is the recommended distance is based on the length of a large family car (Ford Mondeo Estate 4.58m long), leaving a clearance to allow a pedestrian to move around the vehicle. At least one of the spaces should be 3.2m in width to allow for a pedestrian access the others should be at least 2.6m in width.

In order to support the application we would look for a further plan showing how 3 off street parking spaces can be achieved.

Should you wish to support the application we would look for the notes below to be added to the application.

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 the 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".