

Ribble Valley Borough Council
Housing & Development Control

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Email developeras@lancashire.gov.uk

Your ref 3/2020/0292
Our ref Robert Gregg
Date 7th May 2020

Dear Rebecca

Application no: **3/2020/0292**

Address: **52 Fell Brow Longridge PR3 3RY**

Proposal: **Demolition of existing garage and replacement with two storey extension comprising garage with first floor dormer over. Front dormer extension within existing roof.**

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

Summary

No objection no conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

The proposal

The proposal will result in the demolition and replacement of an existing garage as well as extensions and alterations being made to the existing dwelling and whilst the existing garage is to be replaced with a wider garage, the length of the proposed garage would be considered insufficient as a parking space due to the introduction of a utility room. However, as a result of the proposal the parking provision is to be retained at two parking spaces and the existing "raised rockery" area fronting the dwelling is proposed to be taken down to provide additional parking and therefore, given the extended driveway is bound with a permeable surface material I would be satisfied the proposal can accommodate two parking space within the curtilage of the property.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Conclusion

In accordance with the submitted plans and documentation;

I would raise no objection to the proposal on highway grounds.

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

Lancashire County Council

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