

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2020/0595
Our ref Robert Gregg
Date 29th September 2020

Dear Rebecca

Application no: **3/2020/0595**

Address: **88 Fairfield Drive Clitheroe BB7 2PS**

Proposal: **One and a half storey side extension and an extension to existing rear dormer and proposed dormer to front.**

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

Summary

No objection in principle subject to matters being addressed.

The proposal

The proposed extensions and alterations will involve an increase to the existing number of bedrooms from three to four, resulting in an increase to the existing parking provision, from two to three parking spaces and whilst the applicant has demonstrated how they intend to accommodate the increased parking provision within the curtilage of their property, the proposed parking layout would not be considered acceptable.

The proposed parking layout as proposed illustrates a small boundary treatment in the form of a hedgerow to the eastern side of the property, in proximity with the road junction for Fairfield Close, there are a number of constraints at the radius where the hedgerow is proposed in the form of a street lighting column, a telegraph pole and street signage and whilst the local highway authority would raise no objection to the principle of the development proposal, the current parking layout as proposed would raise highway concerns that could have a detrimental impact on highway safety.

Phil Durnell

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

However, should the applicant wish to provide three perpendicular parking spaces fronting the dwelling with an overall width of 7.8m starting from the adjoining property then the local highway authority would be more supportive of the proposal.

Furthermore, the proposal will involve both a new vehicular dropped crossing point being installed, and also an existing vehicular dropped crossing point being reinstated to full kerb height. These works can only be carried out by LCC as the local highway authority under Section 184 of the Highways Act 1980.

Conclusion

In accordance with the submitted plans and documentation;

I ask the plans are revised.

Note

1. Any consent given requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

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

T: 01282 470840

M: 07976316464

www.lancashire.gov.uk