

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0696
Our ref:
Date: 14th October 2020

Dear Sirs

Re: Planning Application 20/0696

Address: 36 Durham Road Wilpshire BB1 9NH

**Description: Partial demolition of existing garage and extension to garage.
Construction of single storey rear extension**

With respect to this application whilst we would not wish to raise an objection to the principle of the development, there are concerns regarding the provision of off street parking.

In order to allay our concerns we would look for plans showing how 3 off street parking spaces can be achieved.

Guidance regarding the size of car parking spaces garages can be found in the Department for Transports document Manual for Streets. Generally a garage is considered to be acceptable at 3m x 6m and a car parking space is 2.4m x 4.8m. Where a space is in front of a garage this should be lengthened by at least 0.5m to allow for a garage door to open with damaging a vehicle parked in front of it. Additionally, where the driveway is also the pedestrian access to the dwelling an additional 0.8m should be provided for pedestrians, an extra 0.6m is also expected where the space is adjacent to fence wall or other obstruction that would hinder the door opening to allow free access.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Phil Durnell
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Lancashire County Council
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Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council