

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0803

Our ref:

Date: 3rd November 2020

Dear Sirs

Re: Planning Application 20/0803

Address: Land off Clitheroe Road Whalley BB7 9AQ

Description: Approval of all reserved matters including appearance, landscaping, layout and scale following outline planning permission 3/2019/0907 for one new dwelling and associated works.

With respect to this application we would not wish to object to the principle of the development. In order to fully support the application we would look for further details showing how our concerns can be allayed.

It is noted that the driveway is proposed as two parking spaces, the garage shown on the plans is not considered to be a parking space as it does not conform to the guidance given in Manual for Streets, which would suggest that a garage should measure 3m by 6m internally. Due to the slightly shortened driveways care should be taken that the garage door does not extend beyond the floorplan whilst opening, so as not to damage any vehicle parked on the shortened driveway. It is also noted that there is still no private footway between the driveway and the access path to the front door of the dwelling, thus forcing the residents to walk on the carriageway.

In order to support the application we would look for further submissions showing how our concerns can be allayed.

Should you wish to support the application we would look for the following condition to be added to the decision notice.

Phil Durnell

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

1. Before the access is used for vehicular purposes, that the driveway extending from the highway boundary shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. **Reasons:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

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. It is expected that prior to first occupation the footways and carriageway associated with the earlier phase of the development shall be completed. As all construction work will complete.
2. 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