

Ribble Valley Borough Council
Development Control

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

Your ref 3/2020/0902
Our ref 30th December 2020
Date

Dear Sir / Madam

Application: 3/2020/0902
Application 77 Salthill Road , Clitheroe
Proposal: Erect 2 storey side extension

Whilst I would raise no objection to the proposal there are a number of issues that would need to be rectified for the proposed scheme to be considered acceptable. These relate to the parking provision in the rear garden

1 The submitted plan shows the rear parking area being gated with the gates opening out into the back street. This arrangement would not be considered acceptable. It is therefore suggested that the parking area either remains un-gated or the applicant considers the use of sliding gates.

2 It is generally considered necessary to allow a total length of 11 metres to access a parking space in this scenario, comprising of a 5 metre parking space and a 6 metre area to the rear for reversing / manoeuvring. Since the back street has a width of approximately 4m the length of the parking spaces should be increased to a minimum length of 7m and consideration given to widening the spaces to improve accessibility.

Subject to the above issues being acted upon, I would raise no objection to the proposal on highway grounds

Phil Durnell

Director of Highways and Transport
Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council