

Ribble Valley Borough Council
Development Control

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Your ref 3/2020/1015
Our ref 17th December 2020
Date

Dear Sir / Madam

Application: 3/2020/1015

Application Site: Inglemead off Waddington Road, Clitheroe

Proposal: Erect 2 bed detached dwelling in rear garden

The proposal is for the erection of a 2 bed detached dwelling in the rear garden of Inglemead off Waddington with access to a single parking space taken from Hawthorn Place. Whilst a 2 bedroom property would usually require the provision of 2 off street parking spaces in this instance with the proximity of the proposed development close to Clitheroe Town centre and all the facilities that are available, the provision of a single parking space would be acceptable. However when considering the dimensions of the parking space, the length and width (approximate measurements 5m and 3m respectively) are considered inadequate. The length should be 5.5m – 6m to avoid the likelihood of a parked vehicle overhanging the footway. In respect of the width this should be a minimum of 3.2m but since the access to the property is directly adjacent to the parking space this may need to be increased to accommodate the potential needs of wheelchairs users / prams etc.

The elevation drawing submitted shows the retention of the high boundary wall on either side of the driveway. This would impair inter visibility between emerging vehicles and pedestrians which would not be acceptable. The applicant should therefore submit an amended plan with an access that would be compliant with the following requirements

Phil Durnell

Director of Highways and Transport
Lancashire County Council

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

45° visibility splays (residential driveway).

45° visibility splays shall be provided between the highway boundary and points on either side of the drive measured 3m back from the nearside edge of the footway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To protect pedestrians passing the drive and ensure adequate inter-visibility between drivers and pedestrian traffic, in the interests of highway safety.

In complying with this it is noted that a section of the wall to be reduced will be under the ownership of a third party (Inglemead) and arrangements would be necessary to ensure that the height of this section of wall is not increased over the passage of time.

Finally a vehicle access crossing would be required and given the proximity of the site to the town centre a "H-bar " marking would be advised

Yours faithfully

**Dave Bloomer
Highways & Transport
Lancashire County Council**