

Development Control  
Ribbles Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 3/2020/1103  
Our ref:  
Date: 29<sup>th</sup> January 2021

Dear Sirs

**Re: Planning Application 20/1103**

**Address: Overdale York Lane Langho BB6 8DT**

**Description: Proposed replacement dwelling.**

With respect to this application we would not raise any objections to the principle of the application. However there is a concern regarding the off street parking.

Lancashire's Parking Standards would indicate that the 4 bedroomed replacement dwelling should have 3 off-street parking spaces. Additionally, as York Lane is a classified road it is also expected that the vehicles are able to enter and exit the driveway in a forward gear.

The Department for Transport's guidance Electric Vehicle Charging in Residential and Non-residential buildings which states: - *charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.*

In order to progress 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 your decision notice

**1. Electric vehicle charging points.**

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**Phil Durnell**  
Director of Highways and Transport  
Lancashire County Council  
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[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The driveway shall include provision of an electrical supply suitable for charging an electric motor vehicle.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

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. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.