

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 3/2021/0114
Our ref: D3/2021/0114
Date: 10 March 2021

For the attention of Rebecca Bowers

Planning Application No: 3/2021/0114

Proposal: Proposed two storey side and rear extension with abutting single storey-storey glazed rear extension.

Location: 13 Warwick Drive, Clitheroe BB7 2BG

Having considered the information submitted, the Highway Development Support Section does not have any objections in principle regarding the proposed development at the above location, subject to the following comments being noted, a revised parking plan being received satisfactorily, and condition and notes being applied to any formal planning approval granted.

The proposed development would result in the loss of the existing single garage and part of the existing driveway. However, parking for three vehicles, plus pedestrian access, is proposed at the front of the dwelling. To ensure that three vehicles can be adequately accommodated on the new driveway, and also provide pedestrian access whilst three vehicles are parked here, the proposed driveway should be extended from the boundary with No 15 Warwick Drive to the boundary line with No 11. This would require the removal of the proposed pedestrian access shown on the submitted plan, and also the re-location of street lighting column 10.

The proposed driveway/hardstanding should be surfaced in bound porous material to prevent loose material from being carried onto the adopted highway network, where it could pose a hazard to other highway users.

The existing vehicular crossing would need to be extended under the appropriate agreement (Section 184) with Lancashire County Council, as the highway authority.

Subject to the satisfactory receipt of an amended parking layout plan, if the local planning authority is minded to approve the application the following condition and notes should be applied to any formal planning approval granted.

Condition

The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling. Reason:

Phil Durnell

Director of Highways and Transport

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