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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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In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

### **Notes**

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
2. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the developer's expense.

Janet Simpson  
Assistant Engineer  
Highways and Transport  
Lancashire County Council