

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2021/0241
Our ref:
Date: 12th April 2021

Dear Sirs

Re: Planning Application 21/0241

Address: 20 Hippings Way Clitheroe Lancashire BB7 2PQ

Description: Proposed two storey extension to the side of the house and first floor extension over the existing garage.

With respect to this application we would wish to raise an objection to the application, as it has been presented. However, should our concerns be allayed we would be able to support the application.

There is no indication as to how the parking allocation is to be achieved. As detailed in Lancashire's Parking Standards a 5 bedroomed dwelling should have 3 off-street car parking spaces. These should measure 2.4m x 4.8m, a space in a garage should measure 3m x 6m, and a driveway space should be a minimum of 5.5m to allow for a garage door to open. Where the driveway is also the shared pedestrian access and additional 0.8m should also be provided. In order to create an accessible parking space, at least two of the spaces should be individually accessible.

In order to progress the application, we would look for further plans indicating how the parking standards can be achieved. It is noted that there is no footway at this point and the service strip should not be included in the parking provision. The plans should show the edge of the carriageway and services strip.

Additionally, due to the extensive nature of the application it is expected that a charging point for electric vehicles shall be included with-in the development to

Phil Durnell

Director of Highways and Transport
Lancashire County Council
PO Box 100 · County Hall · Preston · PR1 0LD
www.lancashire.gov.uk

promote sustainable modes of transport. This shall be fitted in line with the DfT guidance regarding 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.

Should you wish to support the application we would look for the following conditions to be added to the decision notice

1) Electric vehicle charging points.

All garage facilities or off-street parking 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.

2) Car Parking.

No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

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. This consent may require 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>

(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

2. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.