

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref 3/2021/0392  
Our ref D3.2021.0392  
Date 13<sup>th</sup> May 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0392**

Address: **20 Shays Drive Clitheroe BB7 1LL**

Proposal: **Proposed first floor extension over existing garage.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the proposed first floor extension over the existing garage at 20 Shays Drive, Clitheroe.

The LHA are aware of the recent planning history at the site with the Local Planning Authority (LPA) granting permission to application reference 3/2015/0519 on the 21<sup>st</sup> July 2015. The application was for a first-floor extension over the existing garage to form a new bedroom at the property.

Similarly, on the 15<sup>th</sup> April 2016, application reference 3/2016/0230 was also permitted by the LPA, which was for a similar scheme to the application permitted in 2015.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The LHA have reviewed the current proposal and understands that the existing access will remain the same following the proposal. The LHA have no concerns regarding the site access.

The LHA have also reviewed IP drawing number 3A titled "Plans, Elevation and Section as Proposed" and understands the proposal will increase the number of bedrooms in the house from 3 to 4.

For a 4-bed dwelling to meet the standards contained in the Joint Lancashire Structure Plan, the dwelling is required to provide 3 car parking spaces. However, the dwelling is only able to provide 2 car parking spaces, one space in the garage and one space on the driveway. Therefore, there is a shortfall in one space.

Notwithstanding this the LHA will accept the shortfall in one space at the dwelling, with the LHA aware of the recent planning history at the site, with the LPA permitting a similar scheme on two occasions. Furthermore, there appears to be adequate space for on-street parking and whilst this is not ideal the LHA would not advise refusal of an application based on a shortfall of one parking space when compared to the existing situation.

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council