

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0513
Our ref D3.2021.0513
Date 30th June 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0513**

Address: **19 Moorland Avenue Clitheroe Lancashire BB7 4PX**

Proposal: **Proposed removal of existing prefabricated garage and store and replaced with construction of new garage and store.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed removal and replacement of an existing garage and store at 19 Moorland Avenue, Clitheroe.

The LHA have reviewed the documents and understands that the existing and proposed garage and store is accessed via the rear of the property.

The LHA are aware that the existing garage, as shown on PD Construction drawing number 1245-01 titled "Existing Ground Floor Plan" is likely to be used for storage with the dimensions of the garage, being too small for a vehicle to be parked in.

Phil Durnell

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

However following the proposal, as shown on PD Construction drawing number 1245-03 titled "Proposed Ground Floor Plan", the dimensions of the garage will measure 3.825m x 6.75m, meaning that a vehicle will be able to park in the garage.

Usually the LHA will have no concerns with a garage which measures 3.825m x 6.75m, however should the garage be used as a parking space, the LHA are concerned about how the garage will be accessed. This is because the path leading to the garage from the dwellings existing access which belongs to the Applicant, is extremely narrow. However, vehicles when accessing the garage will have to encroach upon third party land (neighbours land) to access it which is unacceptable.

Therefore, the LHA request further information from the Applicant to state the purpose of the garage and the store. If the garage is used as a parking space, the LHA will require a detailed access plan showing how the garage will be accessed.

Yours faithfully

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