

Ribble Valley Borough Council
Housing & Development Control

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

F.A.O. Rebecca Bowers

Your ref 3/2021/0606
Our ref
Date 23 June 2021

Dear Rebecca

Planning Application No: 3/2021/0606

Proposal: Proposed extension and alterations to create a replacement garage and leisure room.

Resubmission of 3/2021/0241.

Location: 20 Hippings Way Clitheroe Lancashire BB7 2PQ

I note this is a resubmission of 3/2021/0241.

The proposal is for a proposed extension and alteration to create a replacement garage and leisure room.

Providing the parking standards required for this size of property are not compromised with this proposal then there is no objection to this application on highway grounds.

I would recommend the following:

Condition

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.

- The parking areas must be constructed of a bound porous material and created before first occupation up until the life time of the dwelling existing in

Phil Durnell

Director of highways and Transport
Lancashire County Council
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its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative 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.)

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Highways Development Support
Lancashire County Council