

Ribble Valley Borough Council
Planning Section
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Your ref: 3/2021/0856
Our ref: D3/2021/0856
Date: 23 November 2021

For the attention of Adrian Dowd

Planning Application No: 3/2021/0856

Grid Ref: 374733 441913

Proposal: Erection of double storey extension to side with single storey extension to rear, including dormer loft conversion. (Amendments to approved application 3/2019/0886 for dormer roof extension.)

Location: 2 River Lea Gardens, Clitheroe BB7 1QQ

Having considered the information submitted, the proposed scheme raises concerns due to no off-road parking provision and, therefore, the likelihood of vehicles associated with the dwelling parking in the cul-de-sac's turning head. The highway authority previously expressed grave concerns that vehicles parked in the turning head would severely restrict the ability of vehicles, including larger ones such as delivery or refuse vehicles, to manoeuvre safely and be able to enter and leave the cul-de-sac in forward gear. In addition, vehicles parked in the turning head would encroach into the manoeuvring area for vehicles going to and from the off-road parking areas for the neighbouring properties. As it is unlikely that these concerns can be mitigated satisfactorily, the Highway Development Control Section objects to the development on highway safety grounds.

The above application is an amended scheme to that previously approved under planning permission 3/2021/0886. The previous scheme increased the number of bedrooms from three to four, with two off-road parking spaces proposed at the front of the dwelling, although one of these would have been partly over the adopted footway.

The current scheme proposes an increase in the number of bedrooms from three to six, with no off-road parking proposed.

Previously the area at the front of the dwelling was converted to off-road parking, with no space for the storage of refuse bins. Under the current application there would be space within the curtilage at the front of the dwelling to store refuse bins.

Given the removal of off-road parking and the detrimental impact on vehicles manoeuvring the Highway Development Control Section objects to the development on highway safety grounds.

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