

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0960
Our ref D3.2021.0960
Date 1st December 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0960**

Address: **2 Dunster Grove Clitheroe Lancashire BB7 2QL**

Proposal: **Proposed single storey pitched roof side extension and removal of garage. Remodelling works to create a new front entrance.**

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 removal of a garage, single storey pitched roof side extension and remodelling works to create a new front entrance at 2 Dunster Grove, Clitheroe.

The LHA have reviewed the current proposal and understands that the existing access will remain the same following the proposal. The dwelling will also remain a 2-bed dwelling.

The LHA remind the Applicant that a 2-bed dwelling is required to provide 2 car parking spaces to comply with the guidance contained in the Joint Lancashire Structure Plan.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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However, the dwelling is only able to provide 1 car parking spaces with it being located on the driveway following the removal of the garage. Therefore, there is a shortfall in one car parking space.

Notwithstanding this the LHA will accept the shortfall in one space at the dwelling. This is because whilst this is not ideal the LHA would not advise refusal of an application based on a shortfall of one parking space.

Yours faithfully

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