

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0985  
Our ref D3.2021.0985  
Date 17<sup>th</sup> November 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0985**

Address: **84 Whalley Road Clitheroe BB7 1EE**

Proposal: **Proposed single storey extension to the rear, removal of ceiling to second floor rooms and insertion of 3 conservation rooflights in rear roof pitch. New stud walls to form en-suite on the second floor. Removal of existing garage prior to construction of replacement.**

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

### **Summary**

#### **No objection subject to conditions**

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 subject to the following conditions being stated on any approval.

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

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed single storey extension to the rear and the replacement of an existing garage at 84 Whalley Road, Clitheroe.

The LHA previously responded to the application on 29<sup>th</sup> October 2021, requesting further information regarding the parking arrangements at the site.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The Applicant has now submitted SPA drawing number 6410-02 titled "Proposed Plans, Elevation and Section; Rev C with the dimensions to the drive added dated 15/11/2021".

The LHA understands that the 2-bed dwelling is accessed via the rear of the property by an unadopted, private single laned track which serves the neighbouring dwellings along Whalley Road.

The LHA have reviewed the SPA drawing number 6410-02 titled "Proposed Plans, Elevation and Section" and understands that the dwelling will remain a 2-bed property.

The LHA have reviewed SPA drawing number 6410-02 titled "Proposed Plans, Elevation and Section; Rev C with the dimensions to the drive added dated 15/11/2021" and are satisfied that the parking arrangements complies with the Joint Lancashire Structure Plan and so the LHA have no objection to the proposal.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6410-02 titled "Proposed Plans, Elevation and Section; Rev C with the dimensions to the drive added dated 15/11/2021". Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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