

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0985
Our ref D3.2021.0985
Date 29th October 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

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 single storey extension to the rear and the replacement of an existing garage at 84 Whalley Road, Clitheroe.

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.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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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 remind the Applicant for the site to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 2 car parking spaces to be provided at the dwelling but will accept a minimum of one space in this case.

However, the LHA have further reviewed the drawing and understands that the proposed replacement garage will have the dimensions of 4.7m x 5m. The dimensions of the garage do not comply with the LHAs guidance which requires a garage providing one car parking space to have the minimum dimensions of 6m x 3m. Therefore, the LHA either require a revised plan showing that the single garage complies with the LHAs guidance or the Applicant can provide a plan of the existing driveway showing that the length exceeds 4.8m, which is the minimum requirement for the length of a driveway providing one car parking space.

Yours faithfully

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