

Development Control  
Ribbles Valley Borough Council

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Your ref: 21.1227  
Our ref: D3.21.1227  
Date: 31<sup>st</sup> January 2022

**App no: 21.1227**

**Address: 21 Chatburn Avenue Clitheroe**

**Proposal: Demolish existing garage. Build new garage with a bedroom annexe above the garage, dormer window to the rear and 2 skylights at the front. (Annex suitable for senior family members)**

I have viewed the plans and I have the following comments to make.

### **Summary**

Lancashire County Council acting as the Highway Authority has concerns about this proposal and requests a parking plan and widening of the driveway opening to provide three side by side spaces.

### **Advice**

There are currently 3 driveway spaces at the dwelling plus a garage. The proposal retains a single garage but results in a reduction in the driveway spaces to 2 which cannot be used independently due to the single vehicle width opening. This is a concern for a 4+ bedroom dwelling and proposed 1 bedroom annex.

The dwelling is located within the turning head of Chatburn Avenue and therefore any overspill parking is likely to result in obstruction for turning vehicles and the neighbouring driveways. This is a highway safety concern.

There is potential to widen the driveway opening to 7.2m to allow three driveway spaces to be used independently and more practically.

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### **Phil Durnell**

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