

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 3/2022/0023
Our ref: D3/2022/0023
Date: 16 February 2022

For the attention of Sarah Heppell

Planning Application No: 3/2022/0023

Grid Ref: 360920 437030

Proposal: Extension to front and side including replacement dormer to rear and dormer in side extension. Insulated rendered cladding to existing walls.

Location: 53 Lower Lane, Longridge PR3 3SQ

Having considered the information submitted, the Highway Development Control Section does not have any objections regarding the proposed development at the above location, subject to the following comments being noted, and condition being applied to any formal planning approval granted.

Three off-road parking spaces are proposed at the front of the dwelling. This area of hardstanding should be a minimum of 8.2m wide. This would allow both pedestrian and vehicular access (3.2m) and where a parking space is adjacent to a wall or fence this should be a minimum of 2.6m wide to provide additional room to open a vehicle door.

A new internal turning area has also been introduced to the left of the vehicular access. This should be kept free from obstructions to allow vehicles to enter and leave the site in forward gear.

The following condition should be applied to any formal planning approval granted.

Condition

The proposed development should not be brought into use unless and until the parking and manoeuvring areas shown on the approved plans have been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling. Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site and to allow vehicles to enter and leave in forward gear.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council

Phil Durnell

Director of Highways and Transport
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