

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0136
Our ref D3.2022.0136
Date 31st March 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0136**

Address: **Former garages Back Brennand Street Clitheroe BB7 2HB**

Proposal: **Internal remodelling, replacement roof, limited demolition and extension to create two one bedroom apartments on the ground and first floor.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the conversion of a garage to create two one bed apartments on the ground and first floor at the former garages, Back Brennand Street, Clitheroe.

Site Access/ Internal Layout

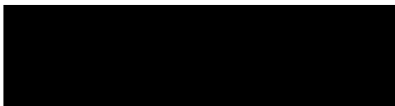
The LHA are aware that the site will continue to be accessed off Back Brennand Street which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed Stanton Andrews drawing number PL1 Rev A titled "Proposed Site Plan" and are aware that the site will provide 2 car parking spaces for the 2x one bed apartments which complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

However, the LHA have reviewed the dimensions of both car parking spaces and are aware that they measure approximately 5m wide and are 4.8m in length. While this does normally comply with the LHAs guidance for two car parking spaces, the LHA are aware that the spaces are bound on both sides by a wall. Therefore, to ensure that the spaces are usable the LHA will request that the spaces are widened by a further 0.8m making the spaces 5.8m wide.

The LHA suggest that the boundary wall adjacent to the first space fronting the proposal, is reduced in length to ensure the width can be provided. This should be shown on a revised plan.

Yours faithfully

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Highway Development Control
Highways and Transport
Lancashire County Council