

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0192
Our ref
Date 08/04/2022

F.A.O. Ben Taylor

Dear Ben

Planning Application No: 3/2022/0192

Grid Ref: 360747 437055

Proposal: Proposed demolition of existing garage and conservatory and erection of new side and rear extensions along with loft conversion to include dormer to rear elevation.

Location: 11 Risedale Drive Longridge PR3 3SA

I have viewed the plans and the highway related documents submitted; I have the following comments to make:

There is no parking plan submitted. Providing the two parking spaces required by parking standards can be provided within the curtilage of the drive then there is no objection to this proposal on highway grounds,

I would recommend the following conditions:

Condition

1. The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative

Informative Note

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must

specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads1parking-and-travel/roads/vehicle-crossings.aspx>

Kind regards



Lancashire County Council