

Ribble Valley Borough Council  
Housing & Development Control

Tel  
Email

Your ref 3/2022/0244  
Our ref D3.2022.0244  
Date 8<sup>th</sup> April 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0244**

Address: **17 Spa Garth Clitheroe BB7 1JD**

Proposal: **Proposed demolition of existing single storey rear conservatory and erection of single storey and two storey rear extensions. Erection of rear dormer window to serve attic conversion and associated external works.**

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 demolition of an existing single storey rear conservatory and the erection of a single storey and two storey rear extensions at 17 Spa Garth, Clitheroe.

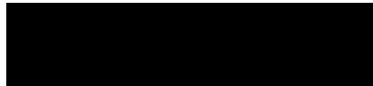
The LHA are aware that the dwelling will continue to be accessed off Spa Garth which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the supporting documents and understands that the number of bedrooms following the extension will increase from 3 to 4.

For the proposal to comply with the parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on the driveway.

However, the LHA are concerned that only 2 car parking spaces can be provided. The LHA are concerned that a shortfall of one car parking space at the site might lead to on-street parking occurring in the turning head which serves the cul-de-sac. This would be unacceptable and so 3 spaces should be provided at the site, which should be shown on a revised plan.

Yours faithfully



Highway Development Control  
Highways and Transport  
Lancashire County Council