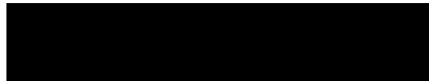


Ribble Valley Borough Council
Housing & Development Control

Tel
Email



F.A.O. Ben Taylor

Your ref 3/2022/0260
Our ref
Date 30/03/2022

Dear Ben

Planning Application No: 3/2022/0260

Proposal: Proposed increase in the size of the detached single garage approved under planning application 3.2021.0256

Location: 7 Tennyson Avenue, Read BB12 7RH

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

I note this is a resubmission of 3.2021.0256. There is no objection to this proposal on highway grounds (Ref Drawing No. 1.51.2022, March 2022), however, I would recommend the following conditions:

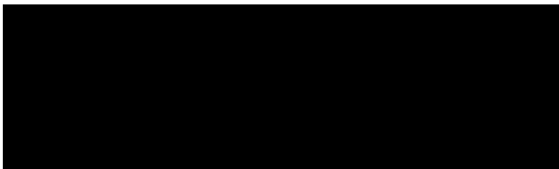
Condition

1. The surface water from the approved driveway/hardstanding should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. Reason: In the interest of highway safety to prevent water from discharging onto the public highway.
2. 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



**Highways Development Support
Lancashire County Council**