

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0320
Our ref D3.2022.0320
Date 18th May 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0320**

Address: **21 Pendle Road Clitheroe BB7 1JQ**

Proposal: **Proposed demolition of existing detached garage and construction of new detached garage/garden room and associated hard landscaping.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of existing detached garage and construction of new detached garage/garden room and associated hard landscaping at 21 Pendle Road, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Pendle Road which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed PD drawing number 1327-03 titled "Proposed Site Plan" and are aware that the existing access will become gated. The gate will be setback more than 5m behind the highway boundary which complies with the LHAs guidance.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed the proposed garage and are aware that while the garages dimensions does not comply with the LHAs guidance when providing a car parking space, there is ample space for parking elsewhere on site and so the LHA have no objection to the proposal.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on PD drawing number 1327-03 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council