

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
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BB7 2RA

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Your ref: 3/2022/0350
Our ref: D3/2022/0350
Date: 14 July 2022

For the attention of Stephen Kilmartin

Planning Application No: 3/2022/0350

Grid Ref: 373572 441189

Proposal: Proposed rear two storey extension and single storey porch to front.

Location: 8 Whipp Avenue, Clitheroe BB7 2QA

Having considered the information submitted, the Highway Development Control Section does not have any objections in principle regarding the proposed development at the above location, subject to a car parking plan being received satisfactorily. The following comments should be noted, and condition and note applied to any formal planning permission granted.

Proposal

The proposed development is for the erection of a two-storey rear extension together with a single storey porch to the front. The development would increase the number of bedrooms from three to four.

Car parking

A car parking plan should be submitted showing the existing off-road parking provision plus that proposed. From a desk top analysis there is currently only one off-road parking space.

Three parking spaces would normally be required for a property with four bedrooms. However, if two adequately sized spaces are provided the highway authority would accept this reduction as neighbouring properties have off-road parking and there are no parking restrictions on Whipp Avenue. Therefore, any on-road parking is unlikely to be detrimental to the capacity and highway safety of Whipp Avenue.

An increase to the off-road parking provision would also require the widening of the existing dropped vehicle crossing so that vehicles can enter and leave independently. This work would need to be carried out under a legal agreement (Section 171) with Lancashire County Council as the highway authority.

The extended driveway/hardstanding should be surfaced in a bound porous material to prevent loose surface material from being carried onto the adopted highway network where it could pose a hazard to other highway users.

Phil Durnell

Director of Highways and Transport

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To count as two parking spaces plus provide pedestrian access the driveway should be a minimum of 5.6m wide and at least 5.6m long to prevent vehicles overhanging the adopted footway.

Subject to a satisfactory parking plan being received the following condition and note should be applied to any formal planning permission granted.

Condition

The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling. Reason: In order to ensure satisfactory levels of off-road parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

Note

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on lhsvehiclecrossing@lancashire.gov.uk to ascertain the details of such an agreement and the information to be provided.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council