

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0441
Our ref D3.2022.0441
Date 16th June 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0441**

Address: **10 Derwent Crescent Clitheroe BB7 2PW**

Proposal: **Proposed reconfiguration to existing house in conjunction with single-storey extensions to the north and south elevations. Existing garage to be demolished. Leylandii hedge to the east elevation to be trimmed back to accommodate proposed extension.**

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 reconfiguration of an existing house including the demolition of an existing garage at 10 Derwent Crescent, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Derwent Crescent 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 at the dwelling will reduce from a 3 to a 2 bed property.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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For the dwelling to continue to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 2 car parking to be provided on site.

However, following the reconfiguration of the dwelling, the dwelling will encroach upon the existing driveway and the proposal will demolish the garage, which will impact upon the parking arrangements at the site.

Therefore, the LHA require a parking plan to show that the site can comply with the LHAs parking guidance.

Yours faithfully

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