

Ribble Valley Borough Council
Housing & Development Control

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F.A.O. Sarah Heppell

Your ref 3/2022/0743
Our ref
Date 26/08/2022

Dear Sarah

Planning Application No: 3/2022/0743

Proposal: Proposed construction of a single storey twin garage to the rear.

Location: 26 The Sands Whalley BB7 9TL

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

The Sands is an unclassified, unadopted, 20 mph, single carriage way.

It is noted that the area for the proposal is currently being used for parking. A two-vehicle garage should be 6m by 6m minimum. If the drawing (ref: Proposed site plan, project number PHA/782, 02/08/2022/LW/PH) is amended to show the garage to be 6m x 6m in size then that will provide a 6m clearance from the garage door to any other obstruction. Then this will be acceptable.

Public Right of Way ref 3-45-FP 48 (Whalley) runs adjacent to the site of the proposed garage. Public Rights of Way must not be obstructed during the proposed development.

In the current form this is an objection on highway safety grounds.

I would recommend the following conditions:

Conditions

- All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwellings existing in their proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.
- The existing garage shall not at any time be used for any purpose which would preclude its use for the parking of a motor vehicle. Reason: To ensure that there is adequate off-street parking provision within the site to prevent on-street car parking that would be inimical to highway safety

Informative note

The proposed development may affect the setting of Public Footpath 48 (Whalley). The grant of planning permission does not entitle a developer to obstruct a right of way.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Highways Development Support
Lancashire County Council