

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0817
Our ref: D3.2022.0817
Date: 1st December 2022

FAO Kathryn Hughes

Dear Sir/Madam

Application no: **3/2022/0817**

Address: **2 Gills Croft Clitheroe BB7 1LJ**

Proposal: **Proposed removal of existing garage and utility and construction of a 2 storey extension to include dining/kitchen, utility and first floor bedroom and en-suite.**

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 a re-consultation for the proposed removal of an existing garage and erection of a two-storey extension at 2 Gills Croft, Clitheroe

The LHA previously responded to the application on 25th October 2022 requesting a parking plan is submitted to ensure that the proposed 4 bed dwelling can comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

Since then, a drawing titled "Proposed Parking Plan" has been submitted and will be reviewed below.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



The LHA are aware that the dwelling will continue to be accessed off Gills Croft which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the drawing titled "Proposed Parking Plan" and are aware that the proposed 4 bed dwelling can provide 3 car parking spaces to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing titled "Proposed Parking Plan". Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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

