

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0827
Our ref D3.2022.0827
Date 18th October 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2022/0827**

Address: **84 Whalley Road Clitheroe BB7 1EE**

Proposal: **Application for planning permission for proposed single storey extension to the rear, removal of existing uPVC window and door to the rear of the lower ground floor. Installation of 2 conservation roof lights in rear roof pitch, with internal lightwells to ceiling. New stud walls to form en-suite on the second floor. Removal of existing external soil stack to the rear and installation of new internal soil stack. Removal of existing garage and construction of replacement garage. Resubmission of application 3/2021/0985.**

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

Summary

No objection

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey extension to the rear, internal alterations and the replacement of an existing garage at 84 Whalley Road, Clitheroe.

The LHA are aware that the application is a resubmission of application reference 3/2021/0985 which was refused by the Local Planning Authority on 26th November 2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA are aware that the dwelling is accessed via the rear of the property by an unadopted, private single laned track which serves the neighbouring dwellings along Whalley Road.

The LHA have reviewed SPA drawing number 6410-02 Rev D titled "Proposed Plans and Elevations" and are aware that the dwelling will remain a 2-bed property following the proposal and the parking arrangements, which are located at the rear of the dwelling, will remain unaltered following the proposal. With this in mind, the LHA have no objection to the proposal.

Yours faithfully

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