

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0066
Our ref: D3.2023.0066
Date: 20th February 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0066**

Address: **23 Green Drive Clitheroe BB7 2BB**

Proposal: **Proposed demolition of existing garage and conservatory. Erection of two storey side extension and single storey rear extension.**

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 an application for the proposed demolition of an existing garage and conservatory and the erection of a two-storey side extension and single storey rear extension at 23 Green Drive, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Green Drive which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed SPA drawing number 6715-04B titled "Proposed Site Plan" and are aware that a minimum of 3 car parking spaces can be provided on the driveway for the proposed potential 4 bed dwelling. This complies with the LHAs parking guidance as

Lancashire County Council

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



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 SPA drawing number 6715-04B. 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).

Yours faithfully

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

