

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0099  
Our ref: D3.2023.0099  
Date: 5<sup>th</sup> April 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0099**

Address: **55 Edisford Road Clitheroe BB7 3LA**

Proposal: **Proposed two storey side extension and alterations to existing car port to change into a garage.**

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 two storey extension at 55 Edisford Road, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Edisford Road which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed PD drawing number 1250-102 titled "Proposed Site Plan" and are aware that the access arrangement at the site will remain unaltered. Therefore, the LHA have no comments to make regarding the access.

#### **Lancashire County Council**

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



The LHA have further reviewed the drawing and are aware that 3 car parking spaces will be provided at the site for the 4-bed dwelling, with 2 being provided on the existing driveway and the third in the proposed single garage. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan and so 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 PD drawing number 1250-102. 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

