

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0135  
Our ref: D3.2023.0135  
Date: 9<sup>th</sup> March 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0135**

Address: **114 Clitheroe Road Whalley BB7 9AQ**

Proposal: **Variation of condition 1 (approved plans) of planning permission 3/2020/0803 to allow for first floor accommodation.**

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

### **Summary**

#### **Objection**

Objection to Variation of Condition 1.

### **Advice to Local Planning Authority**

#### **Background**

The Local Highway Authority (LHA) are in receipt of a variation of condition application to vary condition 1 (approved plans) of planning permission 3/2020/0803 which was a reserved matters application to erect one dwelling at 114 Clitheroe Road, Whalley.

The LHA are also aware that the Applicant has submitted application reference 3/2023/0116, which is to remove Condition 3 from the outline application 3/2019/0907. The condition restricted the dwelling to be one storey. However, following the proposed removal of the condition, which is currently ongoing and this application, the Applicant wants the proposed dwelling, which is currently under construction to become a two-storey house with the number of bedrooms increasing as will be reviewed below.

#### **Lancashire County Council**

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

**Condition 1**

*"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:*

*Location Plan 1305-PL01A*

*Existing Site Layout 1305-PL02A*

*Proposed Site Layout (1305-PL03D) amended 14.01.2021*

*Floor Plans 1305-PL04B*

*Elevations 1305-PL05B*

*Landscaping Plan (1305-PL08B) amended 15.01.2021*

*Ecology Plan (1305-PL09C) amended 15.01.2021*

*Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent."*

**Highway Comments:**

The LHA have reviewed the amended plans which include PWL drawing number 1305-PL15 titled "Proposed Floor Plans" and are aware that should the condition be varied then the proposed 2 bed dwelling will become a 4 bed.

However, as shown on PWL drawing number 1305-PL15 4A titled "Proposed Site Layout," the site will still only provide 2 car parking spaces with the provided detached garage dimensions not complying with the LHAs guidance. This is because the LHA require a single garage, when providing a car parking space to be a minimum of 6m x 3m. Therefore, should the condition be varied allowing the dwelling to become a 4-bed dwelling, there will be a shortfall of one car parking space at the site.

Unfortunately, the LHA are unable to accept the shortfall in this location. This is because the internal carriageway, which also serves 4 other dwellings and a commercial unit, is narrow. This will mean that should on-street parking occur within the vicinity of the site, the parked vehicle could obstruct the use of the internal carriageway for the 4 other dwellings and the commercial unit which is unacceptable.

The LHA are also concerned that should the parked vehicle not park on-street, it could park in the adjacent turning area which is used for delivery vehicles when servicing the 4 other dwellings. Parking a vehicle in the provided turning area could obstruct the use of the area, preventing delivery vehicles from turning around in the provided space which is unacceptable.

Therefore, for the reasons highlighted above the LHA object to the variation of condition.

However, for the LHA to remove the objection to the condition, the LHA advise the Applicant/ Agent to amend the dimensions of the single garage to comply with the LHAs guidance when providing a car parking space. The LHA remind the Agent that the minimum dimensions of the single garage should be 6m x 3m.

Alternatively, the dwelling could provide an additional car parking space adjacent to the Public Footpath across from the access and driveway which serves number 112 Clitheroe Road, in the garden. The LHA remind the Agent that the minimum dimensions for a car parking space should be 2.4m x 4.8m.

Both alternatives will provide the dwelling with 3 car parking spaces which complies with the LHAs parking guidance as defined in the LHAs Joint Lancashire Structure Plan for a 4-bed dwelling. Therefore, the LHA would have no objection to the proposal.

The LHA do note before closing, by reviewing PWL drawing number 1305-PL15 4A titled "Proposed Site Layout," and the images on Google Streetview dated June 2022, that the dwelling does not appear to be built on the same footprint as the permitted application and plans.

Yours faithfully

  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council