

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0243
Our ref: D3.2023.0243
Date: 24th April 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0243**

Address: **19 Eastmoor Drive Clitheroe BB7 1LG**

Proposal: **Removal of existing garage and car port and construction of a single storey side and rear extension including garage to the side.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey extension at 19 Eastmoor Drive, Clitheroe.

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

The LHA have reviewed the supporting documents and understands that the proposal will remove the existing car port and garage to erect a single storey extension and garage.

Lancashire County Council

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



While the number of bedrooms at the site will remain as existing, the parking arrangements at the site will change as a result. This is because the LHA have reviewed PD drawing number 1435-05 titled "Proposed Ground Floor Plan" and PD drawing number 1435-102 titled "Proposed Site Plan" and are aware that the site can only provide one car parking space which complies with the LHAs guidance, with this being provided on the existing driveway.

The LHA are unable to accept the proposed garage, as shown on PD drawing number 1435-05 titled "Proposed Ground Floor Plan," providing a car parking space because the internal dimensions, which are 5.025m x 2.85m do not comply with the LHAs guidance, which requires the internal dimensions to be 6m x 3m when a garage is providing a car parking space.

Therefore, to ensure that 2 car parking spaces are continued to be provided at the site following the proposal, the LHA will request either the proposed garage is extended to the required dimensions so that it can provide a car parking space, or the existing driveway is extended to provide the additional space. Either alternative should be shown on a revised plan.

Yours faithfully

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

