

Development Control
Ribble Valley Borough Council

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Your ref: 23.0390
Our ref: D3.23.0390
Date: 12th June 2023

App no: 23.0390

Address: Victoria Terrace Mellor Brow

Proposal: Erection of three dwellings with associated highway works (pursuant to variation of condition 2 (approved plans) on planning permission 3/2016/0092

The submitted documents and plans have been reviewed and the following comments are made.

History

Application 3/2016/0092 approved the erection of 3no. dwellings with associated highway works.

This application seeks to amend the plans approved under that application.

Amendments

House type A is a 5-bedroom dwelling with a single integral garage measuring 4m by 7.285m which is acceptable for a single vehicle.

House type B is a 5-bedroom dwelling with double integral garage. The first garage space exceeds the 3m by 6m internal dimension however the second space measures 4.8m long which is below 6m and will not count as a parking space.

Drawing site layout spa 5766-P08C shows the plot footprints amended. All plots have 2 driveway parking spaces and meet the maximum parking standards of 3 spaces per dwelling for a 4+ bedroom dwelling.

Summary

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed

Lancashire County Council

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



development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should the application be approved the highway related conditions from the previous application are requested to be stated on the new decision.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

