

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2023/0591
Our ref: D3.2023.0591
Date: 19 September 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0591**

Address: **9 Hereford Drive Clitheroe BB7 1JP**

Proposal: **Proposed single-storey extension to rear, pitched roof over front porch and side garage and demolition of rear conservatory.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey extension at 9 Hereford Drive, Clitheroe.

Site Access/ Internal Layout

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



The LHA have reviewed the supporting documents and understands that the number of bedrooms at the site will remain at 4 following the proposal.

However, the LHA are aware that the parking arrangements at the site will change following the conversion of the garage.

In response to this, the Agent has provided A.L.H drawing number 06B titled "Proposed Site Plan" which shows that the site can provide 3 car parking spaces on the existing driveway to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

However, the LHA are unable to formalise this area for three car parking spaces with it being unacceptable given that two of the spaces will be unusable and internal conflicts may occur should all three spaces be used. Therefore, as a result, the LHA will request that following the change in the parking arrangements at the site following the omission of the garage, the LHA will request that the access and the driveway is extended to provide an additional car parking space. This should be shown on a revised drawing.

Conclusion

The LHA require an amended drawing is submitted showing that the access and the driveway is extended to incorporate an additional car parking space. Should a revised drawing be submitted showing what has been requested, the LHA will have no objection to the proposal.

Yours faithfully

Tahira Akhtar
Technician
Highway Development Control
Highways and Transport
Lancashire County Council

