

Development Control
Ribble Valley Borough Council

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Your ref: 24.0227
Our ref: D3.24.0227
Date: 22nd April 2024

App no: 24.0227

Address: Parkdale Waddington Road Clitheroe

Proposal: **Proposed demolition of existing garage and erection of replacement double garage with home office above, new driveway and entrance posts and new boundary fence.**

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

Access

The site is accessed from a privately maintained access road which carries public footpath FP03-01001. The access road serves the rear of residential dwellings on Waddington Road.

The existing access is provided at an angle to the private road and this alignment remains the same.

The proposed boundary treatment will enclose the grass verge adjacent to the private road and the access gates will be advanced forward. The existing outward opening gates are replaced with inward opening gates.

Parking

The existing single garage will be demolished and a double garage measuring 6m by 6m is proposed to be erected with a home office at first floor.

There is driveway space for a third vehicle with turning space to allow all vehicles to exit in forward gear which is considered necessary on Waddington Road which is classified B6478.

Conclusion

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

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PO Box 100, County Hall, Preston, PR1 0LD



proposed 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 following condition is requested.

1. The garage and first floor shall be sued ancillary to the dwelling for domestic use only. Reason: To ensure adequate car parking is provided.

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