

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 3/2024/0267
Our ref: D3/2024/0267
Date: 14 May 2024

For the attention of Emily Pickup

Planning Application No: 3/2024/0267

Proposal: Proposed two-storey side extension, new pitched roof over existing side extension, single-storey rear extension and alterations to veranda, new front porch and new peak roof at front.

Location: Fair View, Pendleton Road, Wiswell BB7 9BU

Having reviewed the documents submitted, Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following comments being noted and conditions being applied to any formal planning approval.

Site planning history

3/2023/0289 - Proposed detached garage and driveway. Refused.

3/2023/0032 - Proposed two-storey side extensions and new porous finish to existing driveway. Approved.

3/2021/0357 - Raise existing roof over main house and existing extension to facilitate loft extension; new pitched roof over existing garage; new porous finish to existing driveway. Approved.

Proposal

The proposal is for a two storey side extension, single storey rear extension, new front porch and various, other alterations. The proposed development would increase the number of bedrooms from three to four and includes a replacement integral, single garage.

Car & cycle parking

Three adequately sized car parking spaces should be provided for a dwelling with four or above bedrooms to ensure that vehicles do not park on the surrounding public highway network, where they may cause an obstruction.

The proposed integral garage is adequately sized internally to provide one car parking space, together with secure cycle storage. Two further parking spaces can be

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accommodated on the existing driveway/hardstanding and should still allow vehicles to enter and leave the site in forward gear.

Due to the limited internal manoeuvring area this shall be kept free from obstructions, eg pots, planters etc, for the lifetime of the development to ensure that vehicles can enter and leave the site in forward gear, as vehicles reversing onto the highway pose a hazard to other highway users.

In addition, an electric vehicle charging point shall be provided on site. This shall be fitted in line with the Dept for Transport's guidance regarding Electric Vehicle Charging in Residential and Non-residential Buildings, which states that charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

The following conditions should be applied to any formal planning approval granted.

Conditions

1. Prior to first occupation of the approved development an electric vehicle charging point shall be provided. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available. Reason: To ensure that the development provides the infrastructure for sustainable forms of transport.
2. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be provided and thereafter always remain available for the parking of vehicles associated with the dwelling and the manoeuvring areas shall be kept free from obstructions in perpetuity. Reason: To ensure that satisfactory levels of parking and manoeuvring are provided within the site.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council