

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.2024.0566
Our ref: 03.2024.0566
Date: 01.08.2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0566

Grid Ref: 365451 430726

Proposal: Proposed conversion of garage, replacement of garage door with a window and insertion of window facing no. 10, enlargement of existing side extension including replacement of flat roof with a pitched roof and insertion of a window in the gable end facing No. 6.

Location: 8 Carter Fold Mellor BB2 7ER

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

There is no change in the number of bedrooms, existing 3 and proposed 3 with this proposal. The proposal creates the loss of a garage and therefore a loss of 1 parking space.

No parking plan has been provided. A parking plan must be submitted to show that 2 parking spaces can be provided within the curtilage of the property. Parking standards requirement is for 3 bedroom residential dwellings to provide two parking spaces within the curtilage of their property. The 2 parking spaces required must be 2.4m x 4.8m in size each.

Parking on a turning head is not acceptable for highway safety reason.

If the required parking spaces can be provided for this size of proposal then there is no objection on highway grounds.

The following condition is recommended:

Condition

The proposed development should not be brought into use unless and until the parking area has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic

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vehicles associated with the dwelling. Reason: In the interest of highway safety in order to ensure satisfactory levels of off-street parking are achieved within the site and to prevent loose surface material from being carried onto the public highway.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council

