

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 24.0613  
Our ref: D3.24.0613  
Date: 19<sup>th</sup> September 2024

**App no: 24.0613**

**Address: Inglemead Waddington Road Clitheroe**

**Proposal: Proposed demolition of existing single garage and construction of new single-storey two-bedroom dwelling.(Self build)**

Further to our previous comments dated 5<sup>th</sup> September 2024 the additional submitted plan, 'Eddisons – swept path analysis medium and large car' 24.25-SP01' and the neighbour objections uploaded to the planning portal have been reviewed and the following comments are made.

### **History**

2022/0837 - Proposed two storey rear and side extension and replacement of the front elevation porch. Refused

2020/1015 - Demolition of an existing single garage and construction of a proposed single storey two bedroom detached dwelling at the bottom of the rear garden of 'Inglemead'. This is proposed to be accessed off the side residential road Hawthorne Place.

Refused – Reason - The proposal is contrary to Policy DMG1 of the Core Strategy due to the lack of adequate off site parking and its proximity to the Waddington Road junction would lead to conditions to the detriment of highway safety.

### **Proposal**

The application seeks to erect a new 2 bedroom dwelling with an access from the back street.

### **Access**

Hawthorne Place is unclassified and subject to a 20mph speed limit and the back street is privately maintained. There are no public vehicle rights recorded on the back street so the applicant should ensure that they have a right of access in their deeds.

The proposed access uses an existing garage access. The proposed dwelling will result in an intensification of use. The access is constrained and has poor visibility due to the high boundary wall adjacent to the highway and back street. The drivers will be required to undertake multiple reverse manoeuvres to and from Waddington Road which is not supported by the Highway Authority.

When visiting the site it was noted that the back street is used as a pedestrian route and refuse bins are stored there which both cause conflict with the constrained access position.

The additional drawing submitted 'Eddisons – swept path analysis medium and large car' 24.25-SP01' shows a medium car 4.312m long and a large car 5.079m turning from Hawthorne Place into the driveway of the proposed dwelling, reversing onto the back street and exiting onto Hawthorne Place in forward gear. It demonstrates that the manoeuvre is achievable with a medium size car, however the manoeuvre in the large car is very tight and the body overhang crosses the boundary of 6 Hawthorne Place which is likely to cause damage.

There are no changes proposed to the boundary treatment therefore visibility for drivers manoeuvring at the driveway is very restricted and conflict with pedestrians is high.

## **Parking**

As previously agreed under the application reference 20/1015, the provision of a single off-road car parking space is acceptable due to the site's proximity to the Town Centre.

The application initially proposed a new access on Hawthorne Place to provide this space and whilst this would be acceptable in principle, the space required enlarging to at least 5.5m long by 3.2m wide and the existing boundary wall along Hawthorne Place would need to be lowered to provide sufficient visibility. Subsequently the applicant removed the off-road parking altogether and the application was refused.

The current application proposes to provide a driveway measuring approximately 9.5m long by 3.75m wide which will provide a single off-road parking space (2 small spaces) accessed from the existing garage access on the back street.

The driveway must be paved in a porous bound material.

Secure and covered cycle parking is required to be provided.

In response to the neighbour objections regarding the car parking provision requested at the Waddow Heights development we would respond as follows. The shortfall in car parking at the Waddow Heights application would create a significant impact upon the surrounding infrastructure due to the large size of the development in contrast to the Inglemead single dwelling. The Inglemead dwelling is closer to the Town Centre and bus stops which will support sustainable travel.

## **Conclusion**



Lancashire County Council acting as the Highway Authority would raise an objection regarding the proposed development and are of the opinion that the proposed development will have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

