

Development Control
Ribble Valley Borough Council

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Your ref: 24.0613
Our ref: D3.24.0613
Date: 5th 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)

The submitted documents and plans 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

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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.

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.

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
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