

Ribble Valley Borough Council
Council Offices
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Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/0643
Our ref: 3/2024/0643/HDC/KW
Date: 20 September 2024

Location: 1 The Spinney Grindleton BB7 4QE

Proposal: Proposed reduction in size of garage from two-cars to one and construction of two-storey extension to the rear.

extension to rear.

Grid Ref: 375988 445074

Dear Emily Pickup

With regard to your consultation letter dated 16 September 2024, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site.

The proposal will increase the number of bedrooms within the dwelling, a 4+ bedroom dwelling should have at least 3 off street parking spaces to comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

The proposal also includes the reduction of an existing double garage. The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space.

Whilst the amended garage does not meet the recommended internal dimensions there is ample space within the existing driveway to support 3 off street parking spaces and turning within the site as such, the effect of the development on the operation of the local highway network would be negligible.

If you have any questions regarding my comments please do not hesitate to contact me.

Continued...

Yours sincerely

Kate Walsh
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