

Ribble Valley Borough Council
Planning Section
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Your ref: 03.2024.0803
Our ref: 03.2024.0803
Date: 10.10.2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0803

Grid Ref: 367198 430426

**Proposal: Proposed demolition of existing single garage and carport.
Replacement of windows and doors with black UPVC, alterations to and
resurfacing of driveway with block pavers and tarmac, two-storey, hipped roof
extension to side over new integral garage and single-storey extension to rear.
Solar panels and render finish to SE side elevation.**

Location: 10 Barker Lane Mellor BB2 7ED

The plans and highway related documents have been viewed together with the history of the site (application nos.3.19.725, 3.19.235) and the following comments are made.

There is no proposed change in pedestrian or vehicle access with this proposal. No PROWS are affected. Parking for 3 vehicles is proposed. This meets parking standards requirements for this proposed 5 bedroom dwelling therefore this would be considered acceptable.

With reference the proposed site plan (24.9.24) and Design and Access Statement submitted there is no objection in principle subject to the following conditions being applied to any formal planning approval.

Conditions

- The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surface or paved, drained and marked out and made available in accordance with the approved plan prior to occupation; such parking facilities shall thereafter be permanently retained for that purpose. Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and turning facilities to serve the site.
- No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction
7. The highway routing of plant and material deliveries to and from the site.

Reason: In the interests of highway safety and protecting residential amenity from noise and disturbance.

Kind regards

Tahira

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

