

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

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Your ref: 03.2024.0931
Our ref: 03.2024.0931
Date: 09.12.2024

For the attention of Emily Pickup

Planning Application No: 3/2024/0931

Grid Ref: 374489 442536

Proposal: Proposed demolition of existing detached garage and construction of new detached garage to rear.

Location: 71 Park Avenue, Clitheroe BB7 2HP

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

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF.

Condition

The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability of its use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015.
Kind regards

Tahira

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