

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

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Your ref: 03.25.0043
Our ref: 03.25.0043
Date: 18.02.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0043

Grid Ref: 369338 433030

Proposal: Proposed removal of existing roof and replacement with raised roof containing 7 roof lights plus windows in both gables to accommodate two additional bedrooms in roofspace.

Location: 2 Anderson Road Wilpshire BB1 9LZ

The plans and submitted information have been viewed together with a visit to the site and the following comments are made.

The proposal is to increase the number of bedrooms from the existing 2 to 4. Parking standards require 3 parking spaces for this size of proposal within the curtilage of the property.

Further to a visit to the site 3 parking spaces can be accommodated within the curtilage of the property, 2 on the drive and one new parking space to be created. If the site plan is amended to show this then there is no objection subject to the condition below.

However, if the proposal is to remain for an increase in two parking spaces (2.4m x 4.8m each space) then, With ref. Site plan submitted, the 2 proposed parking spaces shown horizontally, should be side by side (vertical) so they are usable parking spaces. The latter option would also require for the vehicular crossing to be widened to the full length of the drive in order to prevent damage to the footway (see informative note below).

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Note

1. This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

