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Your ref: 3/2025/0183
Our ref: 3/2025/0183/HDC/KW
Date: 10 April 2025

Location: Avondale Sawley Road Grindleton BB7 4QS
Proposal: Proposed second storey extension with solar panels to bungalow, front porch, single storey rear extension, detached garage to front of property, detached summer house to rear garden.
Grid Ref: 376051 445550

Dear Ben Taylor

With regard to your consultation letter dated 2 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed second storey extension with solar panels to bungalow, front porch, single storey rear extension, detached garage to front of property, detached summer house to rear garden at Avondale Sawley Road Grindleton BB7 4QS.

Site Access

The LHA have reviewed the proposed site plan, Site plans 4 of 6, and are aware that the site access will remain unaltered following the proposal.

However the proposed garage is situated 1.5m from the highway boundary and as such the LHA has concerns regarding visibility along Sawley Road for emerging vehicles from the site and the neighbouring property. The LHA would look for the garage to be repositioned at least 3m into the site to protect the existing visibility splays.

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Internal Layout

The recommended minimum internal dimensions for a double garage size is 6m in length and 6m 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). The LHA has reviewed the garage plan, Summer house & Garage 3 of 6, and note that the garage is approximately 5.7m wide; as such, the LHA are of the opinion that the garage is a suitable width for one vehicle to park.

The LHA has also reviewed the proposed site plan, Site plans 4 of 6, and noted that much of the existing driveway will be retained and provide parking and turning provisions for at least a further 2 vehicles; as such, the proposed 4 bedroom dwelling will have acceptable off-street parking provisions within the site.

Conclusion

In conclusion, the positioning of the proposed garage raises concerns about visibility along Sawley Road, prompting the requirement to relocate the garage at least 3 metres into the site to preserve the existing visibility splays as such amended plans are required showing the garage set back 3m from the highway boundary.

Yours sincerely

Kate Walsh

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