

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

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Your ref: 03.25.0223
Our ref: 03.25.0223
Date: 02.06.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0223
Grid Ref: 374321 442337
Proposal: Proposed two-storey extension to side.
Location: 21 Park Avenue Clitheroe BB7 2HP

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

Further to the 2 new pieces of information regarding this proposal, an amended plan is required to show the 3 parking spaces being provided are useable, therefore, preference is for them to be side by side. The property is located on a Cul-de-Sac, and at the time of my visit, parking on the road was full to capacity.

The driveway extension should be laid in a bound, porous material and the vehicle crossing will need extending to cover the full width of the parking area proposed for the 3 parking spaces, in order to prevent damage to the footway.

There are no traffic restrictions in place on Park Avenue, and an investigation of the 5 year accident record shows no collisions have occurred in the vicinity of the site.

Subject to the above points being noted and the following conditions there is no objection to the proposal.

Condition

- The parking areas must be constructed in 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

- 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

