

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0116
Our ref: D3.2023.0116
Date: 9th March 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0116**

Address: **114 Clitheroe Road Whalley BB7 9AQ**

Proposal: **Removal of Condition 3 (Height of building) from outline planning permission 3/2019/0907 (for the erection of one new dwelling and associated works) to enable a dwelling of more than one storey.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Objection

Objection to Removal of Condition 3.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of a removal of condition application to remove condition 3 (Height of building) from outline application 3/2019/0907, which was to erect one dwelling at 114 Clitheroe Road, Whalley.

The LHA are aware that Condition 3 of outline application 3/2019/0907 restricted the dwelling to be one-storey high. However, as part of this application, the Applicant/ Agent wants the dwelling to become a two-storey dwelling with the number of bedrooms at the site increasing as part of the application.

The LHA are also aware of application reference 3/2023/0135, which is currently ongoing and relates to the site. The proposal is aiming to vary Condition 1 (approved plans) of the permitted reserved matters application 3/2020/0803.

Lancashire County Council

Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD

Condition 3

"The height of the dwelling proposed in any subsequent reserved matters application(s) pursuant to this consent shall not exceed one storey in height.

REASON: To clarify the scope and nature of the consent and in the interests of the amenity of the area and the residential amenity of neighbouring occupants."

Highway Comments:

Usually, the LHA would not comment and so would have no objection to the removal of the condition, but since the number of bedrooms at the site will increase from a 2 bed to a 4-bed dwelling, as shown on the amended plans which include PWL drawing number 1305-PL15 titled "Proposed Floor Plans," the LHA object to the proposal.

This is because as shown on PWL drawing number 1305-PL15 4A titled "Proposed Site Layout," the site will still only provide 2 car parking spaces which does not comply with the LHAs parking guidance as defined in the LHAs Joint Lancashire Structure Plan which requires the site to provide 3 car parking spaces for the 4-bed dwelling.

The LHA are aware that the site has access to a single garage, but the dimensions of the garage do not comply with the LHAs guidance, which requires a single garage to be a minimum of 6m x 3m and so there is a shortfall of one car parking at the site.

Unfortunately, the LHA are unable to accept the shortfall in this location. This is because the internal carriageway, which also serves 4 other dwellings and a commercial unit, is narrow. This will mean that should on-street parking occur within the vicinity of the site, the parked vehicle could obstruct the use of the internal carriageway for the 4 other dwellings and the commercial unit which is unacceptable.

The LHA are also concerned that should the parked vehicle not park on-street, it could park in the adjacent turning area which is used for delivery vehicles when servicing the 4 other dwellings. Parking a vehicle in the provided turning area could obstruct the use of the area, preventing delivery vehicles from turning around in the provided space which is unacceptable.


Therefore, for the reasons highlighted above the LHA object to the removal of the condition.

However, for the LHA to remove the objection to the removal of the condition, the LHA advise the Applicant/ Agent to amend the dimensions of the single garage to comply with the LHAs guidance when providing a car parking space. The LHA remind the Agent that the minimum dimensions of the single garage should be 6m x 3m.

Alternatively, the dwelling could provide an additional car parking space adjacent to the Public Footpath across from the access and driveway which serves number 112 Clitheroe Road, in the garden. The LHA remind the Agent that the minimum dimensions for a car parking space should be 2.4m x 4.8m.

Both alternatives will provide the dwelling with 3 car parking spaces which complies with the LHAs parking guidance as defined in the LHAs Joint Lancashire Structure Plan for a 4-bed dwelling. Therefore, the LHA would have no objection to the proposal.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council