

Ribble Valley Borough Council
Housing & Development Control

Phone:
Email:

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

No Objection

No Objection to Removal of Condition 3.

Advice to Local Planning Authority

Background

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

The LHA previously responded to the application on 9th March 2023, objecting to the application due to the number of bedrooms increasing at the site as a result of the removal of the condition.

Since then, the Agent has submitted PWL drawing number 1305-PL15 4B titled "Proposed Site Layout," which will be reviewed below.

Lancashire County Council

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

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.

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:

The LHA have reviewed PWL drawing number 1305-PL15 4B titled "Proposed Site Layout" and are aware that 3 car parking spaces will be provided on the driveway for the proposed 4 bed dwelling, as shown on PWL drawing number 1305-PL15 titled "Proposed Floor Plans." This complies with the LHAs parking guidance as defined in the LHAs Joint Lancashire Structure Plan and so the LHA have no objection to the proposal.

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council