

Ribble Valley Borough Council  
Housing & Development Control

Phone:  
Email:

Your ref: 3/2023/0135  
Our ref: D3.2023.0135  
Date: 20<sup>th</sup> March 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0135**

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

Proposal: **Variation of condition 1 (approved plans) of planning permission 3/2020/0803 to allow for first floor accommodation.**

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 Variation of Condition 1.

### **Advice to Local Planning Authority**

#### **Background**

The Local Highway Authority (LHA) are in receipt of a re-consultation for the variation of condition 1 (approved plans) of planning permission 3/2020/0803 which was a reserved matters application to erect one dwelling at 114 Clitheroe Road, Whalley.

The LHA previously responded to the application on 9<sup>th</sup> March 2023, objecting to the variation of condition due to the site not being able to provide 3 car parking spaces for the proposed 4 bed dwelling.

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 3/2023/0116, which is currently ongoing and relates to the site. The proposal is aiming to vary Condition 3 (Height of building) from outline application 3/2019/0907.

**Condition 1**

*"Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:*

*Location Plan 1305-PL01A*

*Existing Site Layout 1305-PL02A*

*Proposed Site Layout (1305-PL03D) amended 14.01.2021*

*Floor Plans 1305-PL04B*

*Elevations 1305-PL05B*

*Landscaping Plan (1305-PL08B) amended 15.01.2021*

*Ecology Plan (1305-PL09C) amended 15.01.2021*

*Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent."*

**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