

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0133
Our ref D3.2022.0133
Date 14th March 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0133**

Address: **13 Leys Close Wiswell BB7 9DA**

Proposal: **Proposed two storey rear extension with dormer windows at the first floor. New dormer window to the front with relocation of the entrance door. Replacement facade treatments, adjustments to rear garden and misc alterations to driveway. Resubmission of 3/2021/1169.**

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

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed two storey extension and the alterations to the existing driveway at 13 Leys Close, Wiswell.

The LHA are aware that the application is a resubmission of application reference 3/2021/1169 which was refused by the Local Planning Authority (LPA) on 19th January 2022.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA are aware that the dwelling will continue to be accessed off Leys Close which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and understands that the number of bedrooms at the dwelling will increase to make the dwelling a 4-bed property.

For the dwelling to comply with the parking standards as defined in the Joint Lancashire Structure Plan, the LHA require 3 car parking spaces to be provided on site.

To enable 3 car parking spaces to be provided, the Applicant has provided INC Design drawing number LC-INC-SA-LL-DR-A-08071 Rev P01 titled "Outline Site Plan As Proposed," which shows the existing driveway will be widened.

The LHA have reviewed the drawing and understands that the access will be widened by a further 4.3m making the total access width approximately 7.5m. This complies with the LHAs guidance and enables 3 car parking spaces to be provided at the site.

The LHA, as a result, have no objection to the proposal. But advise the Applicant that a dropped kerb application is required to be submitted to the LHA, to enable the widening of the access. All the information can be found in the informative below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on INC Design drawing number LC-INC-SA-LL-DR-A-08071 Rev P01 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with INC Design drawing number LC-INC-SA-LL-DR-A-08071 Rev P01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Informative

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify

the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council