

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0666
Our ref D3.2022.0666
Date 16th August 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0666**

Address: **49 Dale View Billington BB7 9LL**

Proposal: **Proposed conversion of the existing loft void with the addition of a rear dormer roof window. Conversion of existing garage into residential accommodation with single storey side extension. Widening of existing drive.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of a loft and garage into residential accommodation with single storey side extension along with the extension of the existing driveway at 49 Dale View, Billington.

The LHA are aware that the dwelling will continue to be accessed off Dale View which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed drawing number 49DaleView/Planning/04 titled "Existing and Proposed Site/Location Plan" and are aware that the widening of the driveway

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will allow at least 3 car parking spaces to be provided which complies with the LHAs parking guidance for a 4+ bed dwelling.

However, to extend the driveway, the proposed extension may conflict with a streetlight which is located to the right of the existing driveway. To ensure the access does not conflict with the streetlight, a revised plan should be submitted showing the location of the streetlight in relation to the proposed access.

Should the access conflict with the streetlight, the Applicant will be liable to the full cost of relocating the streetlight elsewhere.

Conclusion

The LHA require a revised site access drawing showing the location of the existing streetlight in relation to the proposed extension to the access.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council