

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0816  
Our ref: D3.2022.0816  
Date: 3<sup>rd</sup> October 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0816**

Address: **Fairview 45 Lower Lane Longridge PR3 3SQ**

Proposal: **Rear single storey extension, rear dormer extension and a single-storey front extension. Insulated render cladding and enlarged drive.**

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 three storey extension, rear dormer extension, single storey front extension and enlarged drive at Fairview, 45 Lower Lane, Longridge.

The LHA are aware that the proposal is a resubmission of application reference 3/2022/0816 which was approved by the Local Planning Authority on 6<sup>th</sup> April 2022.

The LHA have reviewed the supporting documents and have no objection to the proposal. This is because the parking arrangements, as shown on PGB drawing number 004 Rev G titled "Proposed Information Elevations; Typical Sections and Block Plan" complies with

#### **Lancashire County Council**

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



the LHAs parking guidance as defined in the Joint Lancashire Structure Plan given the number of bedrooms.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with PGB drawing number 004 Rev G. 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).

2. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully

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

