

Ribble Valley Borough Council Housing & Development Control

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Your ref: 3/2022/0829 Our ref: D3.2022.0829 Date: 3rd October 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: 3/2022/0829

Address: Mount Pleasant Ribchester Road Hothersall PR3 3XA

Proposal: Change of use from domestic annexe to an independent dwelling.

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the change of use of an annexe to an independent dwelling at Mount Pleasant, Ribchester Road, Hothersall.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2020/0071- Change of use of holiday cottage to annexe attached to Mount Pleasant. Permitted 19/03/2020.

Lancashire County Council

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

3/2008/0168- Bedroom and lounge extension to holiday cottage in grounds. Permitted 22/05/2008.

Site Access

The LHA are aware that the site will be accessed off Ribchester Road which is a B classified road subject to a 40mph speed limit.

The LHA have reviewed the supporting documents and require a more detailed site access plan to be submitted to supplement the application. This is because the LHA require further information as to whether the access will serve the host dwelling as well as the proposed or whether each dwelling will have their own access with the access being split in half by a wall.

Should the access be shared, the LHA require the access to be a minimum of 4.25m wide. While should there being an access for each dwelling, the access serving the proposed dwelling should be a minimum of 2.75m wide.

The LHA also require on the site access plan, the access to show the sites vehicular visibility splays. The LHA advise the Applicant/ Agent that an access served off a 40mph road is required to provide visibility splays of 2m x 65m in both directions.

However, should the access fail to provide the minimum visibility splays, the LHA require the maximum levels to be shown on the drawing. This is because the LHA may accept the shortfall in visibility given the previous use of the building.

Internal Layout

The LHA have reviewed the supporting documents and require a parking plan to be submitted showing that the proposed dwelling can provide a minimum of 2 car parking spaces to comply with the parking standards as defined in the Joint Lancashire Structure Plan.

Conclusion

The LHA require further information in the guise of a scaled access plan and a parking plan to ensure that the proposed dwelling complies with the LHAs guidance.

Yours faithfully

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