

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2021/1180  
Our ref D3.2021.1180  
Date 18<sup>th</sup> January 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2021/1180**

Address: **3 Moor Field Whalley BB7 9SA**

Proposal: **Proposed raised roof to dormer bungalow . Additional dormers to front and rear and alteration to parking arrangements.**

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 a re-consultation for the extension to the existing dwelling and alteration to the existing access at 3 Moor Field, Whalley.

The LHA previously responded to the application on 17<sup>th</sup> December 2021 and requested further information regarding the location of the existing streetlight and the proposed extension to the existing access.

The Applicant has now submitted a photograph which was sent to the LHA via email dated 17<sup>th</sup> January 2022. The photograph shows that the extension to the access is retrospective and so the photograph will be reviewed below.

---

#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

The LHA understands that the site is accessed off Moor Field which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed AW+A drawing number PL06 Rev F titled "Proposed Floor Plans" and understands that the number of bedrooms at the dwelling will remain as existing, which is a 3-bed dwelling.

The LHA remind the Applicant that a 3-bed dwelling is required to provide 2 car parking spaces to comply with the parking standards as defined in the Joint Lancashire Structure.

The LHA are aware that the parking spaces can be provided on the existing driveway and in the single garage.

However, the Applicant is proposing to widen the existing access, as shown on AW+A drawing number PL05 Rev D titled "Proposed Block Site Plan," to provide an additional car parking space at the dwelling, meaning that 3 spaces are provided. This is even though the LHA only require 2 spaces for a 3-bed dwelling.

The LHA have reviewed the drawing and the photograph sent via the email dated 17<sup>th</sup> January 2022 and are satisfied that the access will not conflict with the streetlight with the extension to the driveway being retrospective. Therefore, the LHA have no objection to the proposal.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on AW+A drawing number PL05 Rev D 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 AW+A drawing number PL05 Rev D. 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).

3. 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).

### **Informatives**

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