

Ribble Valley Borough Council
Housing & Development Control

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Email developeras@lancashire.gov.uk

Your ref 3/2021/1203
Our ref D3.2021.1203
Date 9th February 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1203**

Address: **3 Commons Lane Balderstone BB2 7LP**

Proposal: **Erection of a two storey rear extension with a single storey element, dormer loft conversion and associated alterations**

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 erection of a two-storey rear extension with a single storey element, dormer loft conversion and associated alterations at 3 Commons Lane, Balderstone.

The LHA previously responded to the application on 3rd February 2022 requesting further information regarding the parking layout at the site. The Agent has now submitted RVA drawing number CL-03 Rev A titled "Existing and Proposed Site Plans," which will be reviewed below.

The LHA are aware that the dwelling will continue to be accessed off Commons Lane which is an unclassified road subject to a 30mph speed limit.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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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 site to comply with the Joint Lancashire Structure Plan, the site is required to provide 3 car parking spaces.

The LHA have reviewed RVA drawing number CL-03 Rev A titled "Existing and Proposed Site Plans," and are aware that following the extension to the site access, making the access 8m wide, the site is able to provide 3 car parking spaces. Therefore, the LHA have no objection to the proposal.

The LHA do make the Applicant aware that a S278 agreement is required before any works can start at the site, for the extension to the existing 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 RVA drawing number CL-03 Rev A 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 RVA drawing number CL-03 Rev A. 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

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the

county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council