

Jane Tucker**From:** Patel, Uday [Uday.Patel@lancashire.gov.uk]**Sent:** 09 September 2013 11:15**To:** planning**Cc:** ENV LHS Customer Service**Subject:** 3/2013/0752 - New Residential Entrance - Clark House Chipping Preston PR3 2GQ**F.A.O:** Claire Booth,**Planning Application Reference:** 3/2013/0752**Grid Reference:** 361669 443527**Proposal:** New Residential Entrance**Location:** Clark House Chipping Preston PR3 2GQ

10 SEP 2013	
FOR THE	
ATTENTION OF	

Proposed development is creation of new access to existing property. There is already an existing vehicular access to the property from Fish House Lane. Fish House Lane is a single 2 way rural road with 60mph speed limit. Applicant has indicated to have another access to the property about 28m east of the existing access. The red edge boundary of the property suggest that whole property may be under single ownership which is currently served by an existing access. Another property opposite to Clark House have an access almost opposite to the existing access of Clark House. It is realised that there is a potential risk of vehicles emerging from all sides at the same time at this location i.e from either side of the Fish House Lane and from existing accesses of Clark House and opposite property to Clark House.

Proposed development of creation of new access is at a distance of approximately 28m to the east of existing access to Clark House. Visibility sight lines from the proposed new access along Fish House Lane is indicated on the layout plan as 2.4mx40m. Fish House Lane is a 60mph road. The visibility indicated on the layout is of substandard nature. It is noticed that visibility available from the existing access is better than that from proposed new entrance. However it is realised that risk of vehicles emerging of from existing accesses of Clark House and property opposite to Clark House is reduced if the existing access of Clark House is closed and new access to the property is allowed. Although there is a concern about the sight lines indicated on the layout plan for new access, there may be possibility to improve the visibility sight lines by reducing the height of the front hedge all along the property boundary on either side of the proposed access.

Due to rural nature of the Fish House Lane, limited signs along the road, no pedestrian footway in the vicinity of the proposed access and varying horizontal alignment of the road, it is anticipated that vehicles are travelling at a less speed than 60mph. Being a residential property, proposed access is likely to use domestic vehicles. It is anticipated that transit movement of such vehicles associated with the property is limited to the life style of the occupants of the dwelling.

Since there is no other development within the cartilage of the property, there is no significant effect on the existing situation as regards number of vehicles and transit movement of such vehicles. With the above considerations, it is believed that proposed new access is unlikely to have a significant effect on to the adjacent highway network on the basis that only one access is serving the property.

In principle there is no objection to the proposed new access. Following conditions shall be considered in the planning application approval process.

Condition 1

Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Reason: To permit vehicles to pull

clear of the carriageway when entering the site and to assist visibility.

Condition 2

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Condition 3

Before the development hereby permitted becomes operative, the existing hedge/fence on the highway frontage of the site to Fish House Lane shall be reduced to and be permanently maintained henceforth at a height not greater than 900mm above the crown level of the carriageway of Fish House Lane. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Condition 4

The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads. Reason: To limit the number of access points to, and to maintain the proper construction of the highway.

Thank You

Uday Patel
(Developer Support – Area East)

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.