

Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

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Your ref: 3/2016/0711
Our ref:
Date: 11 August 2016

For the attention of Robert Major

Dear Sirs

Application No: 3/2016/0711

Grid ref: 376966 444111

Proposal: Demolition of an existing building and the erection of two detached dwellings and annex (resubmission of withdrawn application 3/2015/0768).

Location: 9 Downham Road Chatburn BB7 4AU

The Highway Development Control Section does not have any objections regarding the proposed two dwellings and associated annex. We are of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site, subject to the following comments being noted, and the following conditions being applied to any formal approval.

The sight lines of 2.0 x 33m should be provided in both directions from the centre of the site access onto Downham Road. From the information provided on the applicant's site location plan the sight line requirement is fully achievable over the applicant's land and the existing adopted highway. The main issue is ensuring that the sight lines can be secured under condition for perpetuity. The proposed new dwellings will generate more car movements and the new property owners would not be able to ensure the sight lines are maintained over third party land.

The annex shall only be used as part of the accommodation of the associated main dwelling and shall not be divided by way of sale or sub-letting to form separate residential accommodation and should be controlled under condition.

The garage to Plot 1 should have minimum internal dimensions of 6 x 6m to count as two parking spaces.

There should be a minimum distance of 6m between the south elevation of the annex and the north elevation of Plot 2 for the canopy/carport to count as two parking spaces.

The Highway Development Control Section recommends the following conditions be applied to any formal planning approval:

Phil Barrett

Director of Community Services

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1. No part of the development shall be commenced until the visibility splays measuring 2.0 metres by 33 metres in both directions to be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Downham Road, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway. Reason: To ensure adequate visibility at the site access in the interest of highway safety.
2. The car parking and manoeuvring scheme to be laid out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas.
3. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
4. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
5. The annex shall only be used as part of the accommodation of the proposed new dwelling. It shall not be divided by way of sale or sub-letting to form separate residential accommodation. Reason: To avoid the creation of separate dwellings which may be sub-standard in terms of parking provision and/or vehicular manoeuvring area.
6. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in bound porous material. 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.

Yours faithfully

Janet Simpson
Highways Development Control
Lancashire County Council