

Ribble Valley Borough Council
Church Walk,
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BB7 2RA

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Your ref:
Our ref: LHS/CS/3/2016/1019
Date: 22nd November 2016

For the attention of Robert Major.

Proposal:	Erection of single detached dwelling house with garden and driveway on plot 6 (New House Type).
Location:	Plot 6 Land off Chatburn Old Road Chatburn
Grid Ref:	374170 - 441987

With regard to your letter dated the 17th November 2016.

The Highway Development Control Section does not have any objections regarding the proposed single detached dwelling house with garden and driveway on plot 6 and 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.

Based on the car parking recommendations in the Joint Lancashire Structure Plan and the Highway Development Control Section is of the opinion that the applicant has provided adequate off road parking provision for this type and size of development.

The application is for more than five properties being served from a new access road and as such the highway layout on the access road should be designed to an adoptable standard. The internal highway layout around plot 6 is to an acceptable adoptable standard and this may affect the future adoption of the highway. Where the applicant wishes to offer the highway for adoption they are advised to consider the following:-

1. A service verge and/or footpath is required on both sides of the new carriageway. A 2m wide service verge and/or footpath is required for locating statutory undertakes equipment and should be provided where buildings front onto the road. From Lancashire County Council Residential Design Guide. Please note - the car parking spaces must not be over the service verge area.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. The car parking and manoeuvring scheme to be marked 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.
2. 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 and storerooms / games room above 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. Reason: To allow for the effective use of the parking areas.
 3. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway. Reason to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer