

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: highways@lancashire.gov.uk

Your ref: 2018/0296  
Our ref:  
Date: 11/06/2018

Dear Sirs

**Re:** Planning Application 18/0296

**Address: LAND REAR OF ROCKLEA AND STANDRIDGE WHALLEY ROAD  
BB7 9NA**

**Description: ERECTION OF THREE DETACHED, THREE-BEDROOM  
BUNGALOWS INCLUDING ACCESS.**

With respect to this application we would wish to raise an objection.

There are still a number of areas of concern regarding this application.

- Regarding the fence that is to be removed from the boundary of Rocklea whilst this will be an improvement in the short term, we do not see how this can be conditioned not to be replaced in the future should Rocklea be sold.
- There is a concern that the bushes shown outside Rocklea will obscure the sightlines along the new drive
- There may be insufficient room for the new turning head there is known to be a large hedge which will require removal to facilitate the turning head. The turning head swept path also shows movement across the drive of plot 3 which may be blocked by a vehicle.
- The waste collection point is too remote from Plot 1. The Department for Transport's Manual for Streets document would suggest that residents would not be expected to carry waste more than 30m to the collection point and that

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the collection vehicle should be able to get within 25m of the point. There appears to be no location shown for bin storage on each individual plot.

- The parking space for plot 3 is narrower than would be expected, it is narrowed by obstructions on both sides, it should be wide enough to allow for the car doors to be opened without fouling against an obstruction such as a fence or hedge it would be expected that an additional 0.6m in width should be provided.

Should you be minded to approve the application we would wish for the following conditions to be included in your conditions

1. All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.
2. **Garage not to be used as living accommodation**  
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. Reason: to protect off-street parking provision in the future.
3. **Garage to be used ancillary to household**  
The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order. Reason: To ensure that adequate parking provision is retained on site.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01772 531202.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council