

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk)

Your ref: 2018/0875  
Our ref:  
Date: 11/10/2018

Dear Sirs

**Re:** Planning Application 18/0875

**Address: LOVELY COTTAGE 4 THE GREEN OSBALDESTON LANE BB2 7LY  
OSBALDESTON**

**Description: ONE SELF-BUILD DETACHED DWELLING TO THE SOUTH OF THE  
SITE AREA AND A COMMUNITY GARDEN**

With respect to this application we would not wish to raise any objections to the principle of the dwelling on the site, however there is insufficient information to fully support the rest of the potential development.

In order to progress the application we would look for a number of concerns to be addressed, by way of more detailed plans. These plans should show the scale of each element of the application and how they are to function as either a joint residential and commercial development or as two separate entities, and how access to the adopted highway is to be gained.

Whilst it is noted that the highway at this point is near the end of a rural cul-de-sac, the traffic whilst relatively sparse, is likely to be made up of larger vehicles including HGV Horse boxes and large tractors with trailers. To this end the entrance and exit from the site should be made in a forward gear with sufficient space to turn around within the curtilage. A plan should be provided with a visibility splay measuring 2.4m by 43m from the centre of the entrance in either direction. If more than one entrance is required for the development each entrance will require a visibility splay. Any obstruction with-in the splay(s) will require reducing to less than 1m in height nor would any structure or further planting be allowed to be more than 1m in height with-in the visibility splay(s). Unless it is to be utilised as part of the development the existing access to the site should be closed off prior to first usage or occupation.

The parking requirements for each element should be taken from Lancashire's parking standards, a 2-3 bedroom dwelling should have 2 car parking spaces and a

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Director of Community Services  
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4+ bedroomed dwelling 3 car park spaces, whilst an A3 establishment carries a ratio of 1 space per 8m<sup>2</sup> and due to the nature of the expected clients a significant proportion of these should be marked up in line with the Department of Transports Document Inclusive Mobility. It is generally accepted that a car parking space is 5m by 2.4m and a single garage, if it is to count as a parking space, should have internal measurements of 3m by 6m to enable it to accommodate a reasonable family car, some cycles and general gardening equipment.

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

### Notes

Existing Entrance

