

Development Control
Ribbles Valley Borough Council

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

Your ref: 2018/0993
Our ref:
Date: 07/01/2019

Dear Sirs

Re: Planning Application 18/0993

Address: Pengarth 28 Dilworth Lane Longridge PR3 3ST

Description: Part two-storey, part single-storey rear and side extension to create grandparents annex, additional bedroom and extra living space. Resubmission of planning permission 3/2018/0214.

With respect to this application we would not wish to raise any objection to the principle of the works.

It is noted that the revised plan shows that the existing access is to be retained rather than altered, and as such would not then be subject to retrospective conditions regarding the visibility splay.

Should you wish to support the application we would look for the following condition to be added to any approval.

1. 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 any development commences and a suitable turning area is to be maintained thereafter. **Reasons:** Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

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

Sue Harper,
Interim Director of Community Services
Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Simon Hardie
Highways Development Control
Lancashire County Council