

Development Control
Ribbles Valley Borough Council

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

Your ref: 2018/1085
Our ref:
Date: 14/01/2019

Dear Sirs

Re: Planning Application 18/1085

Address: 12 Bushburn Drive Langho BB6 8EZ

Description: Rear dormer conversion and alterations to front porch.

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

The proposed work will increase the dwelling to a 5 bed roomed house, which in line with Lancashire's Parking Standards would require 3 car parking spaces.

The car parking spaces should be 2.4m x 5m with an additional 0.8m width where the access is also used as the pedestrian access.

In order to progress the application we would look for further plans indicating how the required parking spaces can be provided. It is expected that there will be a requirement for an extension to the dropped crossing.

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

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

1. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433
2. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.
3. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".