

Development Control
Ribble Valley Borough Council

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

Your ref: 2018/1107
Our ref:
Date: 16/01/2019

Dear Sirs

Re: Planning Application 18/1107

Address: Roall Garth Hesketh Lane Chipping PR3 2TH

Description: Change of use from C3 (dwelling) to C2 (residential care) with associated minor alterations to internal layout, replacement of one garage door with combination window frame, installation of new window to rear of garage.

With respect to this application we would not wish to raise any objections.

The former dwelling had 6 bedrooms, which from Lancashire's Parking Standards would only require a maximum of 3 car parking spaces. Whilst the property is to change use to a residential home for up to 5 children/young people this would still generate the same requirement for parking provision. It is generally accepted that, in many situations a residential care home for school aged children does not generally generate a dissimilar number of journeys to an active family of a comparable size. Although a plan has been submitted with an indicative car parking layout, it is not felt that this need not be adhered to, should another parking layout arise, it still however assumed that entry and exit to the highway is to be made in a forward gear.

Should you wish to support this application we would wish for the following conditions to be added to the approval.

1. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m from the edge of the carriageway. The gates shall open away from the highway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road.
2. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from

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Director of Community Services
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opening onto the adopted highway. **Reasons** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.

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