

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0038/FUL
Our ref
Date 16th April 2019

Dear Rebecca

Application no: **3/2019/0038/FUL**

Address: **34 Dilworth Lane Longridge PR3 3ST**

Proposal: **Application to create new driveway entrance**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

The above planning application is for the creation of a new driveway entrance as well as an area of hardstanding to provide additional parking for a minimum of two vehicles on an area of newly acquired land adjacent to the applicant's property. Therefore the proposal would be to provide ancillary parking for 34 Dilworth Lane.

After having recent light shed on the application and also receiving an element of clarity with regards to the intended purpose of the proposal. I would be more supportive of the application.

Access

The proposed new access is via a 4m timber gated entrance which is to set back 5m from the rear of the adopted footway adjacent to Dilworth Lane which is adopted highway, namely road number B5269. The revised plans illustrate the positioning of the entrance to be located in a more centralised position in order to aid visibility.

However, a dropped crossing will need to be installed prior to work commencing in accordance with the full approval of this application.

Sue Harper

Interim Director, Community Services
Lancashire County Council

Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Visibility splays

Visibility splays as demonstrated within the revised visibility splay drawing M002 "A" dated 12/04/2019 illustrate visibility splays of 2.5m x 43m. However there is a proposed 1.5m high fence along with a 1.8m high hedge which would obstruct the visibility splays. Therefore the fence and hedge shall be no greater than 1m in height and shall be permanently maintained.

Conclusion

After receiving the revised plans which demonstrate the access point being positioned in a more centralised location to provide sufficient visibility splays.

I would raise no objection to the proposal on highway grounds.

Should your council be minded to approve this application then I would request that the following conditions be attached to any permission that may be granted.

Conditions

1. Before the access is used for vehicular purposes, including the conversion works any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain un-gated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. **Reason:** To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
2. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. **Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
3. Before the development hereby permitted becomes operative, the proposed 1.5m high fence along with the existing 1.8m high hedge on the highway frontage shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Dilworth Lane. **Reason:** To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Note

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the

County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council using the website link <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> to obtain a quotation and request the works.

Should you wish to discuss the matter further, then please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg
Highways Development Support
Community Services
Lancashire County Council