

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/0039/FUL
Our ref
Date 27th March 2019

Dear Stephen

Application no: **3/2019/0039/FUL**

Address: **Highcroft Painter Wood Billington BB7 9JD**

Proposal: **Two storey extension to side and raising of existing roof by approximately 1.5m.**

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

Summary

The proposal will result in a two storey side extension as well as the raising of the existing roof by approximately 1.5m. The first part of the access into the dwelling is of substandard construction and the applicant didn't submit any plans in which would distinguish any ownership boundaries within their planning application, there was no blue edge within their submitted plans for example the red edged boundary illustrates the extent of the proposed development works.

The proposal would result in the incorporation of additional bedrooms within the dwelling it will see the dwelling go from a two bedroom property to a potential five bedroom property, in accordance with the submitted plans.

Parking

Based on LCCs maximum parking standards 3 parking spaces would be sufficient for the proposal. However there is sufficient space within the curtilage of the development for additional parking.

Sue Harper

Interim Director, Community Services
Lancashire County Council

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

Access

The width of access will retain the ability for the passing of two vehicles at the same time. It is apparent the entrance has, in the past had works undertaken to improve the construction and formation of the access point,

There is a public right of way, namely 3-6-FP 33 in which crosses the small area of land fronting the development from the east to the west for approximately 8m. However, the dwelling does have access rights over this small area of land.

Public Rights Of Way

There is two Public Rights of Way in which run past the development site to which shall be kept free from obstructions at all times, namely PROWs 3-6-FP 32 and 3-6-FP 33 to which, both have been reported on numerous occasions of being obstructed. Therefore, I shall forward this application on to the Public Rights of Way section at LCC for any comments they should wish to make towards the proposal.

Conclusion

The proposal will result in an existing dwelling which is to undergo works to construct a two storey extension to the side and the raising of the existing roof by approximately 1.5m. Access to the dwelling is via an existing entrance adjacent to the adopted highway which has in the past undergone works to provide betterment. On this basis,

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

Note

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

Should you wish to discuss the matter further, 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

