

Development Control
Ribbles Valley Borough Council

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

Your ref: 2019/0386
Our ref:
Date: 20/05/2019

Dear Sirs

Re: Planning Application 19/0386

Address: 17 Hesketh Road Longridge PR3 2PE

Description: Proposed erection of one detached, two-story, two-bedroom dwelling on land adjacent to 17 Hesketh Road.

With respect to this application we would not wish to raise any objections to the principle of the development.

In order to further the support any forthcoming technical details related to this application we would draw the applicant's attention to the following points.

- The two bedroomed dwelling shall be built with 2 car parking spaces.
- Any garage should be built to a minimum size should be 6x3m and this includes integral garages.
- A drive should be a minimum of 2.4m x 6m private drives fronting garages to be a minimum of 6m long, this must not include any of the required 2m wide service verge. This can be reduced to 5.5m if roller shutters are fitted and conditioned as part of the planning decision.
- Where the drive is adjacent to a wall, fence, shrubbery or similar obstruction an additional surface width of 0.6m should be provided to allow car doors to open fully without hindrance.
- If two drives are built in parallel an additional 0.8m shall be provided for pedestrian access.
- Before the access is used for vehicular purposes, that part of the access extending from the highway boundary to the garage shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

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

- 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".

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