

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2019/0629  
Our ref Robert Gregg  
Date 2<sup>nd</sup> August 2019

Dear Stephen

Application no: **3/2019/0629**

Address: **20 Abbeyfields, Whalley, BB7 9RS**

Proposal: **One new dwelling (with room in roof space) and detached garage.  
Increase in residential curtilage**

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

### **Summary**

#### **No objection no conditions**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

### **Access**

In accordance with the submitted plans, the proposed new access point in to the application site as proposed is to be formed using radius kerbs. However, the construction of a fully formed access point using radius kerbs at the proposed location is far too extensive for its intended purpose and therefore the installation of a dropped vehicular crossing should be implemented under section 184 of the highways act 1980.

The drive shall also be constructed with an approved bound porous surface material.

### **Boundary Treatment**

In accordance with the submitted plans, the boundary treatment hedge shall be permanently maintained at a height no greater than 900mm to aid visibility.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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## **Parking**

In accordance with the submitted application form there will be a requirement for four parking space. However, the proposal will require a parking provision of two parking spaces which can be accommodated for with the proposed double garage.

## **Conclusion**

In accordance with the submitted plans and documentation;

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedges, trees, shrubs or other devices over 1.05m above road level. **Reason:** To ensure adequate visibility at the street junction or site access.
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.

## **Note**

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

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**  
**Development Support Technician**  
**Highways and Transport**  
**Lancashire County Council**  
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