

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2019/0725
Our ref Robert Gregg
Date 3rd September 2019

Dear Adam

Application no: **3/2019/0725**

Address: **6 Stubbins Lane Sabden BB7 9EP**

Proposal: **Demolition of existing single-storey dwelling and construction of one new, two-storey, three-bedroom replacement dwelling. (Resubmission of application 3/2019/0235)**

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

Summary

No objection subject to 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 subject to the following conditions being stated on any approval.

Ownership Boundary

After being in receipt of revised plans which demonstrates the area proposed to be developed. The plans illustrate how the proposal will not infringe the adopted highway and as such the local highway authority's concerns over the actual development boundary has satisfactorily been addressed.

Access

The existing vehicular access is to be retained as part of the proposal. However, the most southerly point of Stubbins Lane is narrow in sections and with cars being parked parallel to the footway it further restricts access for any Heavy Goods Vehicles

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

associated with the development. Equally there is a weight restriction on the bridge at the bottom of Stubbins Lane and there is also a Nursing home adjacent to the application site, when taking the above into consideration the most preferable access route for any deliveries to site shall be via St Nicholas Avenue and therefore a Construction Management Plan will be required demonstrating the associated vehicular traffic movements to and from site.

Visibility Splays

In accordance with the proposed site plan, the wall height is to be reduced to aid visibility splays. The boundary wall shall be no greater than 1.05m in height to aid visibility and safe access to and from the proposed dwelling.

Parking

In accordance with the submitted planning application. The proposal will generate a parking provision of two parking spaces which can be provided within the curtilage of the application site and therefore would be considered acceptable.

However, guidance from the Technical Housing Standards – Nationally described space standard, states that in order to provide one bed space, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide, with this in mind the room denoted as "study" in the proposed plans and elevations plan, project number PHA/274 A400 would exceed the above minimum standards and if used as a bedroom would increase the required parking provision from two to three parking spaces and would therefore require an amended parking layout.

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. No development shall take place, including any works of demolition, until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - The parking of vehicles of site operatives and visitors
 - The loading and unloading of plant and materials
 - The storage of plant and materials used in constructing the development
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction

- A scheme for recycling/disposing of waste resulting from demolition and construction works
 - Details of working hours
 - Routing of delivery vehicles to/from site
2. 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.

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
T: 01282 470840
M: 07976316464
www.lancashire.gov.uk