

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0725
Our ref Robert Gregg
Date 14th August 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 in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however a number of issues have been identified that require addressing.

Ownership Boundary

There has been no blue ownership boundary demonstrated within the submitted plans. However, the area proposed to be developed is marked out within the red boundary, although the extent of the red boundary which denotes the proposed development infringes the adopted highway. The area fronting the existing and proposed pedestrian entrance to the dwelling has an area with plant beds at either side which are sited upon adopted highway.

The red boundary as demonstrated infringes the adopted highway and would therefore require the plans being amended in order to demonstrate the actual ownership boundary and the area proposed to be developed.

Access

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Vehicular access to the proposed dwelling will be via an existing access point onto Stubbins Lane.

There is also an existing gated access onto Stubbins Lane which is to be utilised as part of the planning application. However, fronting the boundary wall and gated access is two plant beds and a public bench which are sited on adopted highway. In order to access the existing gate, the public bench will need to be relocated. However, a suitable relocation of the public bench will need to be agreed with both the Parish Council and the Local Highway Authority.

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 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. However, as the traffic movement is restricted by the aforementioned above a Construction Management Plan will be required which demonstrates the associated vehicular traffic movements to and from site.

Visibility Splays

In accordance with the proposed site plan, drawing project number PHA/274 A200 the plans state the wall height is to be reduced for 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.

Access Gates

The proposed vehicular access to the development site is to remain ungated in accordance with the submitted plans. However, in the first instance any gates are to be positioned at the entrance, then any gateposts erected at the access point shall be positioned 5m behind the nearside edge of the carriageway.

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.

Conclusion

In accordance with the submitted plans and documentation;

I would ask the plans be revised.

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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