

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2019/0854
Our ref Robert Gregg
Date 22nd October 2019

Dear Rebecca

Application no: **3/2019/0854**

Address: **61 Ramsgreave Road Ramsgreave BB1 9BH**

Proposal: **Construction of single storey extension to rear. Conversion of existing attached garage to habitable room and addition of pitched roof.**

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.

Access

Access to the proposal is via Ramsgreave Road, a classified road namely C541 which is subject to a speed limit of 30mph.

Parking

Whilst the parking provision will be retained as part of the proposal, there has not been any parking arrangements submitted as part of the planning application. The applicant proposes to convert the garage into a bedroom and whilst the frontage of the dwelling appears to have sufficient space to accommodate two parking spaces, the image of the small car on the existing driveway within the existing plans suggest that the existing parking arrangements fronting the dwelling does not comply with current standards and therefore the local highway authority would ask that the applicant submits a plan demonstrating the proposed parking arrangements.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The existing parking arrangements as detailed is considered substandard and could potentially result in vehicles overhanging the adopted pedestrian footway and causing obstruction to the detriment of pedestrian safety. Furthermore, the overhang of any vehicles within the adopted footway could reduce or obstruct the visibility of any vehicles exiting the neighbouring properties and thus the plans would need revising to provide the provision of sufficient parking in line with the required standards. The current dimensions for two perpendicular parking spaces whilst also allowing pedestrian access to and from the property is 6m x 5.5m.

Further, the Local Highway Authority will require the driveway to be constructed from an approved bound surface material and any potential surface water runoff from the driveway should be collected within the site and drained to a suitable internal outfall and therefore the applicant will need to provide measures to prevent any water from the driveways discharging onto the adopted highway.

Conclusion

In accordance with the submitted plans and documentation;

The Local Highway Authority would require the plans be revised to address the above mentioned concerns.

However, 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. Before the driveway is used for vehicular purposes, then the driveway 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.
2. The surface water from the approved driveway should be collected within the site and drained to a suitable internal outfall. **Reason:** In the interest of highway safety to prevent water from discharging onto the public highway.

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
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Lancashire County Council

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