

Development Control  
Ribble Valley Borough Council

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 2019/0861

Our ref:

Date: 16<sup>th</sup> October 2019

Dear Sirs

**Re: Planning Application 19/0861**

**Address: Green Beech Higher Commons Lane Mellor Brook Blackburn  
BB2 7PS**

**Description: Proposed first floor extension and alterations to existing bungalow to include new mono pitched single story roof to rear, flat roof entrance canopy and single story hipped roof to the side.**

With respect to this application we would wish to raise an objection, however should our concerns be overcome we would be able to support the application.

It is noted that there is an increase in the number of bedrooms which from Lancashire's Parking Standards would require the provision of 2 car parking spaces. There is no indication as to how this will be achieved. The car parking spaces should be a minimum of 2.4m x 5m, with additional space provided where there is a pedestrian access or the spaces are adjacent to walls, fences or similar obstructions that would restrict the opening of the car doors.

Following a site visit it was noted that the road is used as a route to a local primary school, therefore it would be beneficial if vehicles could enter and leave the driveway in a forward gear.

Currently the access is largely unsighted, and will require improvement with the provision of a visibility splay and the removal of visual obstructions.

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
PO Box 100 · County Hall · Preston · PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

Should you wish to support the application we would wish that the following conditions are added to the decision notice.

1. Before the access is used for vehicular purposes, 45° visibility splays shall be provided between the highway boundary and a point measured 3m back from the nearside edge of the footway at the centre of the driveway. **Reasons:** To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
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, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 4m measured along the centre line of the access from the continuation of the nearer edge of the carriageway of Higher Commons Lane to points measured 4m in each direction along the nearer edge of the carriageway, from the centre line of the access. **Reasons:** To ensure adequate visibility at the driveway in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.
3. 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. **Reasons:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter. **Reasons:** Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.
4. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. **Reasons:** In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.
5. No deliveries shall be made before 9.30 am and after 3.00pm to avoid conflict with vehicular traffic attending the local primary school. Reason: In the interest of highway safety.
6. No development shall take place, including any works of demolition, until a construction method statement 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:

- a) The parking of vehicles of site operatives and visitors
- b) The loading and unloading of plant and materials
- c) Details of working hours
- d) Routing of delivery vehicles to/from site

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie  
Highways Development Control  
Lancashire County Council

#### Notes

1. The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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](http://www.lancashire.gov.uk) and search for "278 agreement".
2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or on 01772 533433
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. 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.