

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2020/0039
Our ref Robert Gregg
Date 10th February 2020

Dear Harriet

Application no: **3/2020/0039**

Address: **90 Mitton Road Whalley BB7 9JN**

Proposal: **Demolition of existing detached garage, erection of single-storey extension to side between the gable end of the property and the boundary wall of the neighbouring property**

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 there has been issues identified that require addressing.

The proposal

The proposal is for the demolition of an existing detached garage along with the erection of a single-storey side extension which is being referred to as a proposed in-fill structure and whilst the full intentions of the proposal have not been documented within the submitted application the submitted application form refers to the proposed works creating secure parking for two cars.

It would appear that the applicant was given pre-planning application advise to submit a lawful development certificate which was then refused according to the submitted application form, which also gives reference to an industrial workshop floor finish and whilst the proposal will result in secure parking for two cars, the proposal is significant enough in size to support work shop based activities and the local highway authority would therefore require any further details of any intended purpose for the proposal

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other to that of secure parking to help understand whether any vehicle types other than cars would form part of the proposal.

Access

It would appear at some stage the access point has been widened by reducing the overall width of the boundary wall fronting the dwelling, in which a section of the wall has been removed down to ground level, leaving the bottom of the stone wall exposed to vehicles traveling over the wall just above its foundations. The existing driveway also appears to consist of loose materials from where the driveway was previously extended and it appears to have become pot holed down towards the adopted footway.

Should the existing width of access be retained, then the local highway authority would require the driveway to be constructed with an approved bound surface material along with an extension to the existing vehicular dropped crossing in order to formalise the legitimacy of the existing driveway.

Conclusion

In accordance with the submitted plans and documentation;

The local highway authority would require clarification over any intended purpose of the proposal other to parking and that the plans are revised to mitigate the issues mentioned above.

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

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