

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2020/0066
Our ref Robert Gregg
Date 11th February 2020

Dear Rebecca

Application no: **3/2020/0066**

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

Proposal: **Proposed first floor extension and alterations to existing bungalow to include new mono pitched single storey roof to rear, flat roof entrance canopy and single storey hipped roof to the side. Resubmission of application 3/2019/0861**

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.

The proposal

The proposal is a resubmission of a previously withdrawn planning application APP/2019/0861 for proposed extensions and alterations to be made to an existing dwelling.

The parking provision is to be retained at two parking spaces as a result of the proposal, which can both be sufficiently accommodated for within the curtilage of the property whilst also providing adequate manoeuvrability for vehicles to enter and leave the driveway in a forward gear.

Phil Durnell

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

The first 5m of the driveway is to be bound with an approved surface material whilst the access point is to be widened with the existing boundary wall to either side of the access being slightly repositioned to aid visibility.

Higher Commons Lane is subject to a speed limit of 30mph and requires visibility splays of 2.4m x 43m. The road is also used as a through route to a local primary school and therefore the required visibility splays must be maintained to a height no greater than 1m in perpetuity of the development proposal.

Should access gate be positioned at the access point, then they should open into the site and not into the carriageway to prevent vehicles stopping and waiting on Higher Commons Lane.

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 condition be attached to any permission that may be granted.

- 1) 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.
- 2) 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.
- 3) 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 01282 470840.

Yours faithfully

Robert Gregg

Development Support Technician

Highways and Transport

Lancashire County Council

T: 01282 470840

M: 07976316464

www.lancashire.gov.uk