

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2020/0092
Our ref Robert Gregg
Date 1st April 2020

Dear Rebecca

Application no: **3/2020/0092**

Address: **27 St Peters Close Clayton le Dale BB1 9HH**

Proposal: **Single storey extension to rear following demolition of coal house, and erection of single storey extension to side (resubmission of planning permission 3/2018/0725)**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

No objection subject to condition

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 condition being stated on any approval.

The proposal

The proposal is a resubmission of the previously approved planning application 3/2018/0725 to which the local highway authority was not consulted and as a result was not presented with an opportunity to provide any statutory comments from a highway perspective.

The existing parking provision will be retained as a result of the proposal although the existing parking arrangements would no longer function due to the proposed extension and therefore two perpendicular parking spaces are proposed to the frontage of the dwelling including an extension of the existing driveway. Therefore the proposed extension to the existing driveway will need to be bound with an approved permeable

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surface material and an extension to the existing vehicular dropped crossing will need to be installed prior to the driveway becoming first used for vehicular purposes. In regard to the extension of the existing vehicular dropped crossing, these works will need to be carried out under Section 184 of the Highways Act 1980.

Conclusion

In accordance with the submitted plans and documentation;

I would raise no objection to the proposal on highway grounds subject to the following condition be attached to any permission that may be granted.

Conditions

1. Before the driveway is used for vehicular purposes, the driveway extending from the highway boundary 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.

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

Robert Gregg

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Highways and Transport

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