

Development Control
Ribbles Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2020/0185
Our ref:
Date: 5th May 2020

Dear Sirs

Re: Planning Application 20/0185

Address: 1 Brookfield Mellor BB2 7JN

Description: Proposed two storey extension to rear and new first floor window in the gable. Demolition of outbuilding.

With respect to this application whilst we would not wish to raise an objection the principle of the development. There is however a concern regarding the lack of detail regarding the boundary treatment to the rear and the surfacing of the driveway. Additionally, photographs supplied by the applicant would indicate that there is a drive and a dropped crossing to the front of the property.

In order to support the application we would look for additional information or plans regarding the following.

- What is the boundary treatment to the rear?
- If any gates are to be used they shall be restricted from opening over the adopted highway,
- The driveway shall be surfaced with a bound material to prevent debris being carried on to the highway,
- Any wall fence or similar treatment to the rear shall be kept to a maximum height of 1m for a distance of 10m from the boundary line with property No 3.
- If the driveway to the front of the property is to be removed then any lowered footway shall be reinstated.

Phil Durnell

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

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 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 or on 01772 533433
2. 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.
3. The old vehicular access, within the adopted highway fronting the property will need to be re-constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges); 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 and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".