

Development Control
Ribbles Valley Borough Council

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

Your ref: 2020/0185
Our ref:
Date: 26th 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 development.

It is expected that the existing driveway to the front of the dwelling is to be closed off and the lowered crossing raised.

Should you wish to support the application we would look for the following conditions and notes to be added to the decision notice

1. All gates and associated mechanisms to be located outside the adopted highway and the gates to have physical restraints to prevent the gates from opening onto the adopted highway. **Reasons** to ensure the adopted highway is not obstructed by the gates or are a hazard to other road users.
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. This shall be in an area bounded by the curtilage of the dwelling and a line drawn from a point 2m in

Phil Durnell

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from the edge of the carriageway along the boundary with 3 Brookfield and a point 10m along the curtilage of the dwelling from the boundary with 3 Brookfield. **Reasons:** To ensure adequate visibility at the driveway

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".