

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2020/0187
Our ref Robert Gregg
Date 25th November 2020

Dear Rebecca

Application no: **3/2020/0187**

Address: **Rockhaven Ribchester Road Clayton le Dale BB1 9EG**

Proposal: **Alterations to a detached bungalow including two extensions to the front, an altered roof pitch and a detached garage with new front boundary gates and a new stone wall**

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 amended drawing demonstrates the proposed access arrangements in a more clearly defined format and subject to the boundary wall being set back 2.5m from the carriageway as stated within the proposed layout and that visibility splays at the access point including the visibility splays of neighbouring properties where these cross the applicants ownership boundary remain clear and free from obstruction in perpetuity of the development proposal, then the proposal would raise no highway concerns. However, the construction of the new access point shall be carried out under a legal agreement between the applicants and Lancashire County Council under Section 278 of the Highways Act 1980 and therefore if planning approval is granted, then the

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applicant is advised to contact Lancashire County Council as soon as possible to start the Section 278 process.

Conclusion

In accordance with the submitted plans and documentation;

I would raise no objection to the proposal on highway grounds.

Condition

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, hedges, trees, shrubs or other devices over 1.05m above road level. **Reason:** To ensure adequate visibility at the street junction or site access.

Note

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement with Lancashire County Council as Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email developeras@lancashire.gov.uk , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

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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