

Ribble Valley Borough Council
Housing & Development Control

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

Your ref 3/2020/0675
Our ref Robert Gregg
Date 27th November 2020

Dear Rebecca

Application no: **3/2020/0675**

Address: **Ribble Valley Care Home Sawley Old Brow Sawley BB7 4LF**

Proposal: **Part demolition of bedrooms to rear of building and full demolition of existing conservatory to the main entrance area. Construction of walls under existing canopy at entrance door, erection of new sun room in place of demolished conservatory and construction of new single storey extension to rear of property replacing partly demolished structures and associated parking**

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

Summary

No objection in principle subject to matters being addressed.

Lancashire County Council acting as the Local Highway Authority has no objection to the principle of the development proposal, however a number of issues have been identified that require addressing.

The proposal

The proposed alterations to the existing care home building would not raise any highway concerns, although the submitted documentation refers to an increase in the existing parking provision whilst providing no justification for this.

The submitted application form refers to a proposed total of 18 parking spaces while the proposed layout illustrates only 16 parking spaces. There is a large grassed area to be removed and replaced with a large parking area, the existing and proposed ground levels towards the boundary wall along Sawley Old Brow appear to be undergoing some level of change in order to accommodate the proposed parking spaces near to the boundary wall and the gradient from the current grassed area down

Phil Durnell

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

to the boundary wall is likely to increase due to this. I ask that a design and access statement is provided to justify the increased parking provision and also a more detailed parking layout is provided including any level differences to the front of the parking area adjacent to the boundary wall running along Sawley Old Brow.

Conclusion

In accordance with the submitted plans and documentation;

I ask that further information is provided as mentioned above.

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 Officer
Highways and Transport
Lancashire County Council
T: 01282 470840
M: 07976316464
www.lancashire.gov.uk