



Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0217
Our ref D3.2021.0217
Date 29th April 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/0217**

Address: **8 Whittam Road Whalley BB7 9SB**

Proposal: **Proposed double storey rear and side extension with garage conversion, new canopy to entrance door and new widened driveway to front garden.**

The LHA have viewed the plans and highway related documents and 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed double storey rear and side extension and an extension to the existing driveway at 8 Whittam Road, Whalley.

Site Access

The dwelling is accessed off Whittam Road which is an unclassified road subject to a 20mph speed limit. The dwelling currently has access to a driveway via a dropped

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kerb and the LHA understands that the Applicant wants to extend the dropped kerb to provide more off-street parking at the site.

The LHA have reviewed LMC Architecture drawing number 2077-PL10 titled "Proposed Ground and First Floor Plans" which shows that the access will be served by a 10.01m dropped kerb.

The LHA have no objection to the extension to the existing dropped kerb and have no further comments to make regarding the site access.

Highway Safety

There have been no Personal Injury Collisions recorded in the vicinity of the site within the past 5 years, the LHA therefore believe the proposed development should not exacerbate the existing situation.

Internal Layout

The LHA have reviewed LMC Architecture drawing number 2077-PL10 titled "Proposed Ground and First Floor Plans" and understands the site will provide 3 car parking spaces for the 4-bed dwelling. This complies with Lancashire County Councils local guidance and therefore have no further comments to make.

Condition

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on LMC Architecture drawing number 2077-PL10 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

2.The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with LMC Architecture drawing number 2077-PL10. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

3.Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, 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.

Informative

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> (For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council