

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0325
Our ref D3.2021.0325
Date 19th May 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0325**

Address: **22 Ribchester Road Wilpshire BB1 9JH**

Proposal: **Proposed single storey rear extension, widening of existing drive entrance and loft conversion including flat roof dormer**

The Local Highway Authority 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

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey rear extension, widening of the existing drive entrance and loft conversion at 22 Ribchester Road, Wilpshire.

The LHA understands the site access is located off Ribchester Road which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed 35 The Studio drawing number Johnson/02 titled "Proposed Site Plan" and understands that the access fronting Ribchester Road will be widened from 2.4m to 4m. The access will also remain gated.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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However, the LHA are concerned that the widening of the access could conflict with the grate on the side of the road. Therefore, should the application be permitted, the LHA advise the Applicant that should the access conflict with the grate, the Lancashire County Council's Highways Regulation Team will need to be contacted and the re-location of the grate will be at the full expense of the Applicant.

The LHA are also aware the proposal will increase the number of bedrooms in the house from 3 to 5. For a 5-bed dwelling to meet the standards contained in the Joint Lancashire Structure Plan, the dwelling is required to provide 3 car parking spaces.

However, the Applicant has failed to provide a parking layout plan documenting the parking at the site. Notwithstanding this the LHA are aware that the site has a single garage and also has adequate space for a further 2 car parking spaces to park on the driveway. Therefore, the LHA 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 35 The Studio drawing number Johnson/02 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. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

Informative

- The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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.
- 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>

Yours faithfully

Ryan Derbyshire

Assistant Engineer

Highway Development Control

Highways and Transport

Lancashire County Council