

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0341
Our ref D3.2021.0341
Date 22nd April 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0341**

Address: **Hawthorn Bungalow Rimington Lane Rimington BB7 4DP**

Proposal: **Proposed demolition of existing dwelling and erection of a two storey dwelling with garage and granny annexe. Alterations to existing access and associated external works. Installation of new sewage treatment plant and land soakaway.**

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.

Introduction

The LHA are in receipt of a full application for the proposed demolition of an existing dwelling and the erection of a two-storey dwelling with a garage and a granny annexe at Hawthorn Bungalow, Rimington Lane, Rimington.

The LHA are aware of the sites recent planning history with the same proposal being permitted under application reference 3/2010/0521 on the 30th November 2010. Subsequently, in 2013 a re-submission of application reference 3/2010/0521 was re-submitted and later permitted under the application reference 3/2013/0795 on the 20th December 2013.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The site is accessed off Rimington Lane which is a C classified road subject to a 30mph speed limit.

The proposal is aiming to extend the existing site access, as shown on SPA Architects Proposed Site Plan drawing number 6179-05 Rev F. The site access will be approximately 5.14m which is bound on both sides by the gate posts. The gate will also be set back a distance of 5.5m from the highway.

The LHA are aware that these proposals comply with the local and national guidance and therefore have no further comments to make regarding the sites access.

The LHA will condition, however, that any landscaping at the site which are located in the sites vehicular and pedestrian visibility splays, should be a maximum height of 0.9 metres and thereafter permanently maintained in the interests of highway safety.

Internal Layout

The LHA have reviewed SPA Architects Proposed Site Plan drawing number 6179-05 Rev F and are satisfied the site provides adequate parking.

Conditions

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA Proposed Site Plan drawing number 6225-P01 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 SPA Proposed Site Plan drawing number 6225-P01. 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. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 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

Yours faithfully

Ryan Derbyshire

Development Support Assistant Engineer
Highways and Transport
Lancashire County Council