

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0418
Our ref D3.2021.0418
Date 26th May 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0418**

Address: **1 Dorset Drive Clitheroe BB7 2BQ**

Proposal: **Proposed boundary treatments to dwelling. Resubmission of 3/2020/1049.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed boundary treatments to the dwelling at 1 Dorset Drive, Clitheroe.

The LHA are aware of the recent planning history at the site with the Local Planning Authority (LPA) refusing application reference 3/2020/1049, which was for the proposed construction of a vehicle canopy and boundary treatments to the existing dwelling on 11/02/2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA also previously responded to the application on 10th May 2021 requesting the Applicant to set back the distance of the gate 5m from the footway as well as advise the Applicant that any landscaping in the visibility splays of the access to be no higher than 1m.

Since then the Applicant has sent the LHA via an email dated 24th May 2021, further information regarding the gate.

Site Access

The site is accessed off Dorset Drive which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed the supporting information and understand that the gated access shown on PD drawing number 1201-1-02 titled "Proposed Site Plan and Elevations" will still be set back a distance of 1.88m from the footway.

The LHA will remind the Applicant that a gated access serving a single dwelling is required to be set back a distance of 5m behind the footway, to allow for vehicles to operate the gate and not obstruct the highway.

However, the LHA will in this case, due to the pure residential nature of the road, allow for the deviation of the guidance.

The LHA will instead require the gate to be setback a minimum distance of 3m from the footway and this should be shown on a revised plan.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council