

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0418
Our ref D3.2021.0418
Date 10th 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 householder application 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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Site Access

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

The LHA have reviewed PD drawing number 1201-1-02 titled "Proposed Site Plan and Elevations" and understands that the site access will become a gated access following the proposal.

For the LHA to accept a gated access, the gate needs to be setback a distance of 5m from the edge of the footway. However, the LHA have reviewed the drawing and understands that the gate will be set back a distance of approximately 1.88m. Therefore, for the LHA to support the proposal, a revised drawing should be provided which shows the gate to be set back the minimum distance of 5m behind the footway.

The LHA also require the proposed boundary wall fronting the dwelling to be reduced from 1.22m to a height no greater than 1m, to aid visibility splays at the entrance of the driveway. These changes to the landscaping at the site should also be shown on the revised drawing.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council