

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/0428
Our ref D3.2021.0428
Date 21st May 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0428**

Address: **8 Hammond Drive Read BB12 7RE**

Proposal: **Proposed extensions to side and rear, and first floor extension. Remodelling of layout including integral garage with bedroom suite over.**

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 extensions to side and rear, and first floor extension at 8 Hammond Drive, Read.

The LHA understands the site is accessed off Hammond Drive which is a private, unadopted road subject to a 30mph speed limit.

The LHA have no comments to make regarding the site access with it remaining unaltered following the proposal.

The LHA have also reviewed SPA drawing number 6219-P03 titled "Proposed Site Plan" which shows the site will provide 3 car parking spaces for the 4+ bed dwelling.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

This complies with the guidance contained in the Joint Lancashire Structure Plan and therefore the LHA have no objection to the proposal.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6219-P03. 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).

Yours faithfully

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