

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0428
Our ref D3.2021.0428
Date 13th July 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

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.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed extensions to the side and rear, and first floor extension at 8 Hammond Drive, Read.

The LHA previously responded to the application on 21st May 2021, advising approval subject to conditions.

Since then the Applicant has submitted a revised site plan provided by SPA drawing number 6219-P03C.

The LHA have reviewed the revised drawing and understands that the access to the site, from Hammond Drive which is a private, unadopted road subject to a 30mph speed limit, will remain unaltered following the proposal.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The Applicant is also proposing to provide 3 car parking spaces for the 4+ bed dwelling which complies with the guidance contained in the Joint Lancashire Structure Plan.

While the LHA do not object to the proposal in its current guise due to the development being on an unadopted, private road, the LHA do advise the Applicant that the parking spaces provided on the drawing may be difficult for vehicles to manoeuvre into the proposed parking area. This is due to the positioning of the proposed gate. Therefore, the LHA advise the Applicant to relocate the gate where the proposed wall is close to the site access or leave the area open as existing.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council