

Development Control
Ribbles Valley Borough Council

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Your ref: 21.0437
Our ref: D3.21.0437
Date: 6th July 2021

App no: 21.0437

Address: 67 Hillcrest Road Langho

Proposal: Regularisation of erection of 1.8m high garden fence to boundary along with laurel hedging to screen fence and planning permission for a detached garden building. Resubmission of 3/2021/0130

I have viewed the plans and visited site today.

There is no objection to the proposed fence and garden building which is for domestic purposes ancillary to the dwelling.

There are a number of points which I would like to highlight to the applicant which includes that the new driveway should be paved in a porous bound material and remain ungated. A vehicle crossing is required on Hillcrest Road to allow vehicles to traverse the footway and the applicant must contact Lancashire County Council on the website using the following link:- <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> to obtain a quotation and request the works.

The existing vegetation along the boundary of Hillcrest Road is overhanging the footway on certain sections and this needs to be trimmed back to ensure that the visibility splays at the road junction are maximised and that pedestrians can use the full width of the footway especially when vehicles are parked on street and partly blocking the footway.

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