

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0554
Our ref D3.2021.0554
Date 18th June 2021

FAO Adam Birkett

Dear Sir/Madam

Application no: **3/2021/0554**

Address: **The Rann Saccary Lane Mellor BB1 9DL**

Proposal: **Proposed demolition of existing garage. Alterations to change the use of the domestic store to a dwelling to include a single storey side extension and single storey rear extension. Resubmission of 3/2021/0084.**

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

Background

The Local Highway Authority (LHA) have been consulted on an application for the proposed demolition of an existing garage. Alterations to the change of use of the domestic store to a dwelling including a single storey side rear extension at The Rann, Saccary Lane, Mellor.

The LHA are aware that the application is a resubmission of application reference 3/2021/0084 which was refused by the Local Planning Authority for the same scheme at the site on 28th April 2021.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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Site Access

The LHA understands the site will utilise a private, single tracked road directly off Saccary Lane which is a C classified road.

The access track which is also a Public Footpath (Path Reference 3-25-FP 17) serves a number of neighbouring dwellings.

Therefore, with the access already being existing and the LHA having no objection to the access following application reference 3/2021/0084, the LHA have no comments to make.

Internal Layout

The LHA understands that the dwelling will be a two-bed property. While the Applicant has failed to provide a parking layout plan, the LHA are aware that the site has sufficient space to provide 2 car parking spaces to comply with the Joint Lancashire Structure Plan. Therefore the LHA have no objection to the proposal.

Public Footpath 3-25-FP 17

The LHA are aware that Public Footpath 3-25-FP17 runs adjacent to the site. Therefore, the Applicant will need to consider the condition and informatives below.

Conditions

1. The granting of planning permission does not authorise any stopping up; closure; obstruction or diversion of a Public Right of Way, without the appropriate order

REASON: To protect existing Public Right of Way users and to maintain the operation and safety of the local Public Right of Way and to minimise the impact of the construction works on the Public Right of Way.

2. Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.

REASON: to ensure the Public Right of Way is safe and available during the period of construction in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019

Informative

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section

by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

- Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
- Drainage should take into account the vicinity of the Right of Way ensuring surface water is not directed over or near the Right of Way to prevent flooding of the footpath.
- Any alterations in ground level should ensure that the Right of Way is not lower than the main development to prevent the risk of flooding of the footpath.
- The applicant should be advised to contact Lead Local Flood Authority section by email on suds@lancashire.gov.uk quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours faithfully

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