

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0555  
Our ref D3.2021.0555  
Date 21<sup>st</sup> June 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0555**

Address: **42 Knowsley Road Wilpshire BB1 9PN**

Proposal: **Proposed change of use from Residential Class C3 (dwellinghouse) to C2 (residential institution).**

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 change of use of a residential dwelling to a residential institution at 42 Knowsley Road, Wilpshire.

### **Site Access**

The LHA understands the site will utilise an existing access directly off Knowsley Road, which is a C classified road subject to a 20mph speed limit.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The LHA are aware that the sites access will remain unaltered following the change of use.

While the LHA have no concerns regarding the access width at the site, the LHA note that the access will remain gated following the proposal. The LHA have measured drawing number SW\_101 titled "Existing Details" and understands that the gate will remain a setback a distance of 4m from the public highway.

However, to comply with the LHAs guidance, a gate for a residential institution is required to be setback a distance of 5m from the public highway. While the LHA are aware that the current shortfall is only 1m, the minor intensification of use of the access requires the gate to be setback the required distance from the public highway and therefore the LHA will condition this request.

### **Internal Layout**

The Applicant has stated on the Application Form, that 4 car parking spaces can be provided on site.

However, the LHA have reviewed the supporting documents including Stones Young drawing titled "Floor Plan" and drawing number SW\_101 titled "Existing Details" and understands that only 3 car parking spaces can be provided on site. 2 of the spaces can be located on the driveway while the other space can be located in the single garage which measures 4.45m x 6.38m as shown on Stones Young drawing titled "Floor Plan".

While the LHA are aware that a maximum of 4 members of staff will be on site per day, the LHA have reviewed the Joint Lancashire Structure Plan and understands that the site only needs to provide 3 spaces. As a result, the LHA are aware that the site complies with the guidance and so the LHA have no objection to the proposal.

### **Conditions**

1. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2019).

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer

Highway Development Control  
Highways and Transport  
Lancashire County Council