

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2021/0573  
Our ref D3.2021.0573  
Date 24<sup>th</sup> June 2021

FAO Rebecca Bowers

Dear Sir/Madam

Application no: **3/2021/0573**

Address: **38 Mitton Road Whalley BB7 9RX**

Proposal: **Proposed two storey rear extension and detached garage.**

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) have been consulted on an application for the proposed two-storey rear extension and detached garage at 38 Mitton Road, Whalley.

The site, which is accessed by a private, unadopted track directly from Mitton Road which is B classified subject to a \*mph speed limit, also serves neighbouring dwellings. The access will remain unaltered following the proposal and therefore the LHA have no comments to make.

The LHA understands that the number of bedrooms at the dwelling will increase from 2 to 3.

---

**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

To comply with the LHAs guidance contained in the Joint Lancashire Structure Plan, the site is required to provide 2 car parking spaces. These will be provided by the detached double garage which has the internal useable dimensions of 5.65m x 5.85m, as detailed on SPA drawing number 6254-P01 titled "Proposed Plans and Elevations."

While the double garage does not meet the LHAs guidance when providing two car parking spaces, with the LHA requiring the internal useable dimensions of the garage to be 6m x 6m, the LHA are aware that the site has a gravel area fronting the proposed garage. Therefore if the Applicant is unable to park 2 cars in the double garage, they are likely to park one of the vehicles on the gravel area which is accessed from a private, unadopted track a significant distance away from the public highway. As a result, the LHA have no objection to the proposal.

### **Conditions**

1. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Note: Construction Management Plan.

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
- All references to public highway include footway, carriageway and verge.

Yours faithfully

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