

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/0657  
Our ref D3.2021.0657  
Date 6<sup>th</sup> August 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0657**

Address: **10 Sawley Road Chatburn BB7 4AS**

Proposal: **Proposed boundary treatment to dwelling house approved under planning approvals 3/2019/1130 and 3/2020/0331 (Variation of Condition).**

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**

### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed boundary treatment to a dwelling at 10 Sawley Road, Chatburn.

The LHA are aware of the recent planning history at the site with the Local Planning Authority (LPA) approving application reference 3/2019/1130, which was for the change of use of a filling station to a 3-bedroom dwelling.

Since then the Applicant has applied for a variation of condition under application reference 3/2020/0331, which was also permitted by the LPA.

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#### **Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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## **Site Access**

The site will be accessed off a private track used to serve the existing garages adjacent to Sawley Road which is a C road subject to a 60mph speed limit.

The sites access which was approved under application reference 3/2019/1130 remains unaltered following the proposal and so the LHA have no comments to make regarding the location or width of the access.

However, the LHA have reviewed Stephen Craven drawing number 02 Rev E titled "Proposed Plans, Elevations and Site Plan" and understands that the access will be gated. Normally for the LHA to accept a gated access for a single dwelling, the gate is required to be setback a distance of 5m from the public highway. The LHA have reviewed the drawing and understands that the gate will be setback a distance of approximately 0.5m from the highway. Therefore, there is a shortfall in 4.5m.

Usually the LHA would condition that the gate is setback the required distance but the LHA are aware that should the gate be setback 5m then there would be no space available on the driveway to provide off-street parking. Not only this but the access is located off a private track which is used to serve the existing garages. Therefore, with the track being private, vehicles operating the gate will not obstruct the public highway and so the LHA have no objection to the proposal.

## **Conditions**

1. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

Yours faithfully

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