

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0970
Our ref D3.2021.0970
Date 2nd December 2021

FAO Laura Eastwood

Dear Sir/Madam

Application no: **3/2021/0970**

Address: **Shenstone Longsight Road Clayton Le Dale BB1 9EX**

Proposal: **Demolition of a bungalow and two existing outbuildings and replacement with a new two-storey dwelling with balcony to rear, a single-storey, two-bedroom annex and a detached two-storey double garage with storage on first floor. Resubmission of 3/2020/0863.**

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 demolition of a bungalow and two existing outbuildings and replacement with a new two-storey dwelling with balcony to rear, a single-storey two bed annexe and a detached two-storey double garage with storage on the first floor at Shenstone, Longsight Road, Clayton Le Dale.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA understands that the proposal is a resubmission of application reference 3/2020/0863, which was approved by the Local Planning Authority (LPA) on 2nd December 2020.

However, that application was just for the replacement dwelling and so the application has been resubmitted along with the proposed annex and the garage at the site.

Site Access

The site access was recently approved under application reference 3/2020/0863. Therefore, the LHA have no comments to make regarding the access and refer the LPA to the comments sent on 12th November 2020.

Internal Layout

The LHA again refer the LPA to the comments sent on 12th November 2020 regarding the internal layout at the site.

The LHA, however, have reviewed the supporting documents and have no objection to the annex and the proposed double garage at the site.

The LHA will condition that the annexe remains part of the main dwelling at the site and will not be let out without prior consent.

Conditions

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on GHA drawing number Reed/181/2868/02 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. 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 (2021).

3. Before the first occupation of the dwelling, the highway frontage of the site any wall, hedge, shrubbery or similar obstruction shall be reduced to and be permanently

maintained henceforth at a height not greater than 1m above the crown level of the carriageway of A59 Longsight Road.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

4. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5. The solar panels hereby approved shall ensure that no glint or glare is visible to motorists using the A56 trunk road.

REASON: In the interests of highway safety and in order to comply with the NPPF.

6. The extension (detached building) hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation.

REASON: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.

Yours faithfully

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