

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2021/1146  
Our ref D3.2021.1146  
Date 8<sup>th</sup> December 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1146**

Address: **Lyndon Northcote Road Langho BB6 8BG**

Proposal: **Single storey rear extension and front access ramp**

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) are in receipt of an application for the single storey rear extension and front access ramp at Lyndon, Northcote Road, Langho.

The LHA are aware of the relevant planning history at the site with it being listed below:

3/2015/0109- Detached granny flat. Permitted 14/04/2015.

3/2011/0666- Proposed rear extension. Permitted 19/10/2011.

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan" and understands that the existing access, which is accessed off Northcote

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#### **Phil Durnell**

Director of highways and Transport  
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Road, a C classified road subject to a 30mph speed limit, will be widened to a length of approximately 8m.

The LHA are satisfied the access width complies with the LHAs guidance and so have no objection to the widening of the access. The LHA do advise the Applicant, however, that they will have to apply for a dropped kerb application when widening the access. All the information can be found in the Informative section.

The LHA are also aware that the dwelling will remain a 3-bed dwelling and that the parking arrangements at the site will remain unchanged. Therefore, the LHA have no objection to the proposal.

### **Conditions**

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A1.2 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. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 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.

3. 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)

### **Informatives**

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire

County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

Yours faithfully

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