

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2021/1222
Our ref D3.2021.1222
Date 6th January 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/1222**

Address: **Myrvel House Howgill Lane Rimington BB7 4EF**

Proposal: **Application for outline permission with all matters reserved for one new residential dwelling and carport in the garden of Myrvel House.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

The Local Highway Authority advice is that the residual cumulative impacts of the development are severe in accordance with the National Planning Policy Framework (2021) and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority advises the following reasons for refusal:

1. The proposal, if permitted, would lead to the intensification of use of an access which lacks the adequate width and adequate visibility deemed safe and suitable for such a proposal. The proposal therefore is not in the interests of highway safety and contrary to paragraphs 110 and 111 of the National Planning Policy Framework (2021).

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

Introduction

The Local Highway Authority (LHA) are in receipt of an outline application (access and scale only) for the erection of one new dwelling and carport in the garden of Myrvel House, Howgill Lane, Rimington.

Site Access

The LHA understands that the proposal will utilise an existing access which serves Myrvel House, located directly off Howgill Lane which is an unclassified road subject to a 60mph speed limit.

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan" and understands that the existing access measures approximately 3m wide.

For the LHA to accept an access serving 2 or more dwellings, the LHA require the access to be 4.25m wide for a distance of 5m from the highway boundary. This is to enable two-way movements to occur at the site access. Therefore, there is a shortfall of 1.25m at the existing site access.

Furthermore, the LHA are also unable to support the existing access to serve an additional dwelling due to the shortfall in vehicular visibility. This is because the LHA require an access served off a 60mph road to provide minimum vehicular visibility splays of 2.4m x 214m in both directions.

While the LHA are aware that no documents have been provided which shows the sites visibility splays, the LHA are able to conclude by reviewing the access that there will be a considerable shortfall in both directions. Usually, the LHA would require the Applicant to undertake a speed survey along Howgill Lane to support the shortfall in visibility.

However, in this case, due to there being a significant shortfall to the left of the access, which is due to the existing building adjacent to the site access obstructing the view along Howgill Lane, a speed survey is not required. This is because any likely speeds from the left of the access will be unable to correlate the maximum visibility in this direction. Therefore, a speed survey is not required and instead the LHA are able to object against the proposal without this evidence.

In conclusion, the LHA are unable to support the intensification of use of the substandard access due to concerns regarding highway safety attributable to the shortfall in visibility to the left of the access, in particular.

Informatives

This report sets out why the Highway Authority advises the Local Planning Authority should be refused planning permission. However, should the Local Planning Authority be minded to grant planning permission, please notify the Highway Authority so that advice can be provided on appropriate conditions and contributions to minimise the impact of the development.

Yours faithfully

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