Lancashire County Council

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0068
Our ref D3.2022.0068
Date 1st March 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0068**

Address: **27a Calder Avenue Billington BB7 9NQ**

Proposal: **Regularisation of unauthorised erection of a different detached dwelling than the designs approved under applications 3/2017/0128 or 3/2015/0538.**

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 regularisation of the unauthorised erection of a detached dwelling at 27a Calder Avenue, Billington.

The LHA are aware that the site has had permission to build a detached dwelling following the Local Planning Authority (LPA) approving 3/2017/0128 and 3/2015/0538.

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Director of highways and Transport
Lancashire County Council
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However, the built dwelling has deviated from the approved plans causing an application to be submitted to formalise the site.

Site Access

The LHA are aware that the dwelling will be accessed off Calder Avenue which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed Avalon drawing number TY/02 DwB 03B Rev B titled "Proposed Plans and Elevations" and are satisfied that the access arrangements complies with the LHAs guidance.

The LHA advise the Applicant that a dropped kerb application will need to be submitted to the LHA, with all the information found in the informative below and on Lancashire County Councils website.

The LHA will also condition that a visibility splay drawing of 2m x 25m are provided in both directions at the site access. This is to ensure that the site access, which has been altered from the previously approved plans, is able to provide the minimum vehicular visibility.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed Avalon drawing number TY/02 DwB 03B Rev B titled "Proposed Plans and Elevations" and are aware that 3 spaces will be provided on the driveway to comply with the parking standards as defined in the Joint Lancashire Structure Plan, for a 4-bed dwelling.

However, the LHA have measured the length of the driveway and are aware that the driveway measures approximately 8.2m, from the front of the dwelling to the edge of the site.

For a driveway to provide 2 spaces in tandem, the LHA require a driveway to measure a minimum of 9.6m in length. Therefore, there is a shortfall of 1.4m and so the site can only provide 2 car parking spaces.

Despite this, the LHA will accept the shortfall in parking at the site. This is because, firstly, the application is retrospective with the dwelling already being built. It is also worth noting that on-street parking within the vicinity of the site is a pre-existing situation and the shortfall of one space at the site is unlikely to be to the detriment of highway safety and so 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 Avalon drawing number TY/02 DwB 03B Rev B 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. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2 metres by 25 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.9 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Avalon drawing number TY/02 DwB 03B Rev B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

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)

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