

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0144
Our ref D3.2022.0144
Date 17th March 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0144**

Address: **Land to the rear of Pimlico House Gisburn Road Gisburn BB7 4ES**

Proposal: **Proposed erection of a random stone single residential dwelling within the rear curtilage of Pimlico House.**

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

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of a single dwelling at the land to the rear of Pimlico House, Gisburn Road, Gisburn.

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

3/2021/1098- Proposed erection of a Class B2 (light industrial) building on former coach depot. Build of random stone height 1200mm with green metal sheet cladding

above and green metal sheet roofing with roof lights. Resubmission of application 3/2021/0857. Refused 23/12/2021.

3/2021/0857- Proposed erection of a Class B2 (light industrial) building on former coach depot. Build of random stone height 1200mm with green metal sheet cladding above and green metal sheet roofing with roof lights. Refused 21/10/2021.

Site Access

The LHA are aware that the dwelling will be accessed off Mill Lane which is a C classified road subject to a 30mph speed limit.

The LHA have reviewed the drawing titled "Location and Site Plan" and understands that the site will use the same access as the one which serves Pimlico House.

The LHA have reviewed the access and are satisfied that it complies with the LHAs guidance and so the LHA have no further comments to make.

Internal Layout

The LHA have reviewed the drawing titled "Location and Site Plan" and understands that the site will provide 2 car parking spaces for the 3-bed dwelling which complies with the parking standards as defined in the Joint Lancashire Structure Plan.

However, the LHA have reviewed the parking spaces and require the spaces to be provided at the back of the site. This is because currently they are located too close to the site access which could obstruct the occupants of Pimlico House accessing their parking area. The closeness to the access will also mean that vehicles are likely to reverse onto the highway when they are exiting the spaces. Therefore, the positioning of the spaces should be relocated to the rear and shown on a revised plan.

Conclusion

Should the revised parking area be acceptable, the LHA will have no objection to the proposal.

Yours faithfully



Highway Development Control
Highways and Transport
Lancashire County Council