

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0193  
Our ref: D3.2023.0193  
Date: 26<sup>th</sup> May 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0193**

Address: **1 Ribblesdale Avenue Wilpshire BB1 9LY**

Proposal: **Proposed new detached dwelling and partial demolition of the existing house within the curtilage of the property.**

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 new dwelling and partial demolition of the existing dwelling within the curtilage of the property at 1 Ribblesdale Avenue, Wilpshire.

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

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



3/2022/0995- Remove existing conservatory and replace with proposed 2 storey and single storey side and rear extension. Permitted 28/02/2023.

### **Site Access**

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

The LHA have reviewed Peter Hitchen drawing number A101 titled "Proposed Site Plan" and are aware that the proposed dwelling will utilise the existing access which serves the existing dwelling. The proposal is aiming to widen the access to approximately 3.6m wide to cater for the additional vehicle movements at the site following the proposal.

However, the access width does not comply with the LHAs guidance which requires an access serving two dwellings to be a minimum of 4.25m wide. Therefore, the LHA require the access width to be amended on a revised site plan. This is to ensure that two-way movements can occur at the site access simultaneously.

The LHA also advise the Applicant as part of any access works that the service chamber located adjacent to the access may need to be strengthened following the proposal. This is due to additional vehicle movements likely overrunning the chamber when entering and exiting the site.

### **Internal Layout**

The LHA have reviewed Peter Hitchen drawing number A101 titled "Proposed Site Plan" and are aware that the parking arrangements for the proposed and the existing dwelling complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA will later condition that the proposed garage for the proposed dwelling provides cycle storage facilities and an electric vehicle charging point.

### **Conclusion**

The LHA require an amended plan to be submitted showing that the site access is a minimum of 4.25m wide to comply with the LHAs guidance when serving two dwellings. Once an amended plan is submitted showing this detail, the LHA will have no objection to the proposal.

Yours faithfully

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

