

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0220
Our ref: D3.2022.0220
Date: 7th October 2022

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2022/0220**

Address: **Moor Hey House Stoneygate Lane Ribchester PR3 2XE**

Proposal: **Proposed two-storey rear and side flat-roof extensions with internal remodelling, in addition to a proposed detached sunken double garage, following the demolition of existing outbuildings.**

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 proposed two-storey rear and side flat-roof extensions with internal remodelling, in addition to a proposed detached sunken double garage, following the demolition of existing outbuildings at Moor Hey House, Stoneygate Lane, Ribchester.

Lancashire County Council

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



Site Access

The LHA are aware that the site will continue to utilise a private, unadopted access track located off Stoneygate Lane, which is a C classified road subject to a 60mph speed limit.

The LHA are aware that the private, unadopted access track serves numerous dwellings and Public Footpath 3-35- FP4.

In any case, the LHA have reviewed Studio John Bridge drawing number 2193-P01 titled "Existing and Proposed Plans" and are aware that the access serving the dwelling, which is located off the private, unadopted access track will be extended following the proposal. The LHA are aware that the access will be extended to approximately 5.8m and so the LHA have no objection to this, with the access complying with the LHAs guidance.

Internal Layout

The LHA have reviewed Studio John Bridge drawing number 2193-P01 titled "Existing and Proposed Plans" and are aware that more than 3 car parking spaces will be provided for the 4+ bed dwelling which complies with the LHAs parking guidance, as defined in the Joint Lancashire Structure Plan.

Conditions

1.The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Studio John Bridge drawing number 2193-P01. 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).

Yours faithfully

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

