

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0488
Our ref D3.2022.0488
Date 27th July 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0488**

Address: **88 Fairfield Drive Clitheroe BB7 2PS**

Proposal: **Side Extension and fence to the side.**

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

The Local Highway Authority (LHA) are in receipt of an application for the proposed side extension and fence to the side at 88 Fairfield Drive, Clitheroe.

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

3/2020/0970-Resubmission of 3/2020/0595. Dormer to front elevation, lowering of curb and render to property. Permitted 16/03/2021.

3/2020/0595-Two storey side extension and an extension to existing rear dormer and proposed dormer to front. Refused 20/10/2020.

Phil Durnell

Director of highways and Transport
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Appeal lodged following refused application 3/2020/0595. Appeal reference APP/T2350/D/20/3265678. Dismissed 11/03/2021.

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

The LHA have reviewed the supporting documents and while the LHA have no objection to the side extension, the LHA require a revised plan showing that the fence which is located to the side of the driveway which provides 3 parking spaces for the dwelling is reduced in height to a maximum of 0.9m, when the fence is located in the site's visibility splays. The LHA require these amendments to be made to ensure that the occupants using the driveway can clearly view the road ahead without any obstructions.

The LHA also require the height of the fence to be reduced when the fence is located within the junction's visibility splays between Fairfield Drive and Fairfield Close. This is because the dwelling is located adjacent to the junction and so any obstructions within the junction's visibility splays should comply with the LHAs maximum height guidance.

Furthermore, the LHA require further information regarding the existing garage which is accessed from Fairfield Close. The LHA require information as to whether the garage will remain as existing and should the garage remain, the fences which are located to the left of the access should be reduced in height to 0.9m, due to them being located within the access's visibility splays.

These amendments should be shown on a revised plan submitted to the LHA and should the height of the fences be reduced in height as stated in the comments, the LHA will have no objection to the proposal.

Yours faithfully

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