

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0589  
Our ref D3.2022.0589  
Date 5<sup>th</sup> August 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0589**

Address: **1 Ribble Lane Chatburn BB7 4AG**

Proposal: **Proposed double driveway and dropped kerb to the right side of the front of 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 a proposed driveway and dropped kerb at 1 Ribble Lane, Chatburn.

#### **Site Access/Internal Layout**

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

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#### **Phil Durnell**

Director of highways and Transport  
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The LHA have reviewed the drawing titled "Proposed Site Plan" and are aware that a 7.4m dropped kerb is required to provide access to the 6.5m wide driveway which will serve the two proposed car parking spaces.

The LHA are aware that the access will conflict with an existing streetlight and an existing bus stop. Despite this the LHA are aware that the LHAs Streetlighting team and Bus Services Team have no objection to the relocation of both of these services. However, the LHA makes the Applicant aware that they will be liable to the full cost of relocating both of these services further along Ribble Lane. The relocation will all be undertaken under a Section 278 agreement.

The LHA have reviewed the drawing titled "Proposed Visibility Splays" and are aware that the vehicular visibility splays provided comply with the LHAs guidance for a 30mph road and so the LHA have no comments to make regarding the site's visibility.

However, by reviewing the drawing titled "Proposed Site Plan," the LHA are unable to support the creation of car parking space 2. This is because the length of the car parking space is only 4.5m. This does not comply with the Vehicle Crossing Guidance which requires the length of a driveway to be a minimum of 4.8m. Therefore, the LHA require the car parking space to be removed and the site only providing one car parking space, with car parking space 1 complying with the LHAs guidance.

Alternatively, the LHA advise the Applicant that they relocate or demolish the existing garage to provide the minimum length for a car parking space. Should the Applicant wish to relocate the garage, the LHA would advise that the garage is relocated a minimum of 0.3m further into the garden.

For information, should the Applicant want the garage to provide an additional car parking space the minimum internal dimensions for a single garage are 6m x 3m and 6m x 6m for a double.

## **Conclusion**

The Applicant has three options which will enable the LHA to fully support the application. These options are:

- Only provide one car parking space on the proposed driveway.
- Remove the existing garage to provide the required length for a car parking space.
- Relocate the existing garage 0.3m further into the site to provide the minimum length for a car parking space.

But in its current guise the LHA can not support the application.

Yours faithfully

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