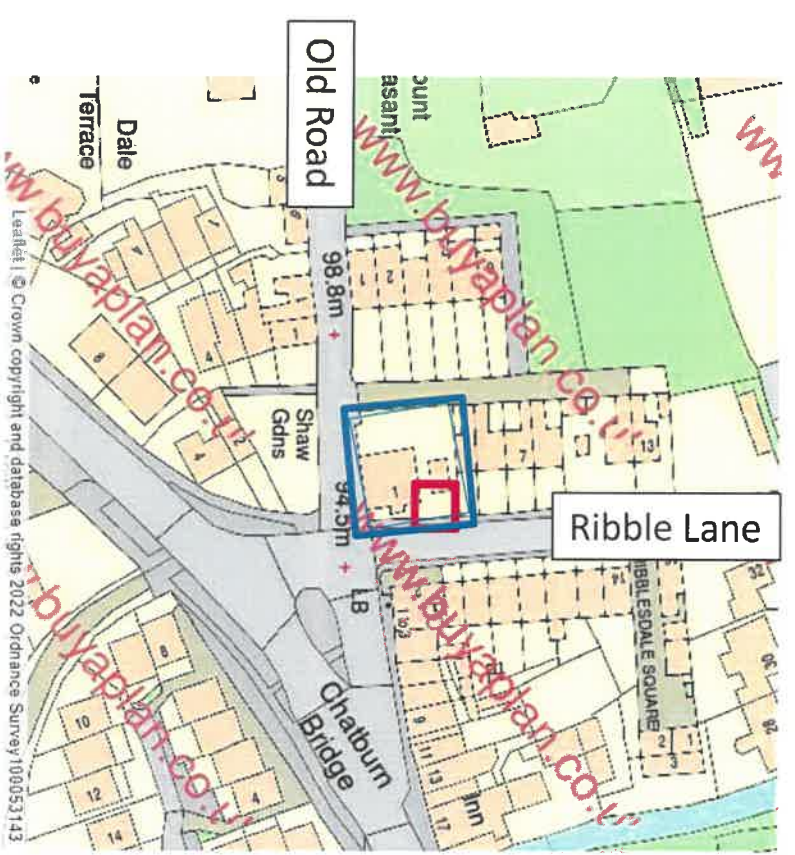


Proposal: Application for a dropped kerb to the front of Bank House, 1, Ribble Lane, Chatburn. To be used for access to a double driveway.

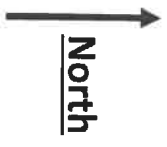
Site: Bank House, 1, Ribble Lane, Chatburn, BB7 4AG

Applicants: Dan Evans and Jenny Evans

1:1250 Scaled Map of Location Plan



Location Plan



RED box to the front of building 1A, is location of proposed double driveway
(All land highlighted in **BLUE** box is currently owned by applicants of this planning)

- 1- 1 Ribble Lane
- 1a- Garage of 1 Ribble Lane

Location Plan



Proposed Wall to be removed = **6.85m**
(Wall to be reused around the property, to stay in keeping with the surrounding area)
Dropped Kerb to span the whole width of proposed drive.



ORANGE = Garage
YELLOW = 1, Ribble Lane
RED = Proposed Driveway Site
BLUE = Property Boundary

Boundary treatment plan

- The Boundary wall to the front of the garage (highlighted in Location Plan), is to be removed in way of the proposed driveway.
- The boundary wall to the right of 1 Ribble Lane, looking from the front (Bordering with 3 Ribble Lane) is to remain.

Materials Plan

- Proposed hard surfacing materials - Permeable concrete block paving

Brett Beta Block Paving Rectangular 60mm
Medium Brick Pack of 504 - Silver Haze -
BM60SH

- The driveway appearance shall be in keeping with its surroundings.
- To stay in keeping with the surrounding area, we propose to reuse any original stone where appropriate (i.e new walls).
- Drainage grate at the bottom of the driveway to help with surface water so that it does not drain onto the Ribble Lane (if required).



Street Scene Plans

- Existing street scene is shown in 'Supporting Pictures' pages.
- The Mount Pleasant Bus stop (ID - lanajdag) is currently used by the 3, 66, 66S and the 67 bus routes run by Rosso.
 - Permission has been granted by LCC to relocate this bus stop to another location further down (north) Ribble Lane. (email attached)
- To stay in keeping with the surrounding area, we propose to reuse any original stone where appropriate (i.e new walls).
- The driveway appearance shall be in keeping with its surroundings.



Effect on Neighbouring Residents

- The proposed driveway will have a positive effect on parking issues developing on Old road:
- Currently, access to Bank house's driveway (to the rear) can be blocked, leading to two additional cars parking on Old Road (Our cars). If the proposed driveway is allowed to go ahead, both cars will always be parked on the front driveway.
- This frees up two car parking spaces on Old Road, which would greatly improve access to the top of old road. It has been reported in previous months, that the emergency services have not been able to drive to an emergency response on Hare Hill Croft (top of Old Road).
- Recently, a refuse disposal lorry collided with a parked vehicle due to poor access up Old Road. The refuse disposal staff often have issues gaining access to Old Road because of the parking situation (i.e. cars packed on both sides of the road, blocking access).

Access Considerations

- Directly opposite the proposed driveway, is an access gate for deliveries into the shop, 'Costcutter'. This area is kept clear so access onto and off the proposed driveway will generally be clear.
- Proposed to make the driveway wider than needed, to aid line of sight.
- Proposed to include a bin storage area to aid line of sight (if needed).
- Proposed use of convex mirror opposite to aid line of sight (if needed)

Supporting Pictures



View Looking Left onto Ribble Lane



View Looking Right onto Ribble Lane

