

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2022/0666
Our ref D3.2022.0666
Date 24th October 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0666**

Address: **49 Dale View Billington BB7 9LL**

Proposal: **Proposed conversion of the existing loft void with the addition of a rear dormer roof window. Conversion of existing garage into residential accommodation with single storey side extension. Widening of existing drive.**

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

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed conversion of a loft and garage into residential accommodation with single storey side extension along with the extension of the existing driveway at 49 Dale View, Billington.

The LHA previously responded to the application on 16th August 2022, requesting further information regarding the location of the existing streetlight in relation to the proposed extension to the access.

Phil Durnell

Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

Since then, the Agent has supplied 49DaleView/Planning/04 Rev B titled "Existing and Proposed Site/Location Plan," which will be reviewed below.

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

The LHA have reviewed drawing number 49DaleView/Planning/04 Rev B titled "Existing and Proposed Site/Location Plan" and are aware that the widening of the driveway will allow at least 3 car parking spaces to be provided which complies with the LHAs parking guidance for a 4+ bed dwelling.

The LHA are aware that the streetlight, as shown on the plan, is 2m away from the proposed extension to the access. However, should this change on the ground following works to the site, the LHA makes the Applicant aware that they will be liable to the full cost of relocating the streetlight elsewhere.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 49DaleView/Planning/04 Rev B have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 49DaleView/Planning/04 Rev B. 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).

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. The surface water from the approved driveway should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development

details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

Informatives

This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council