

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0032
Our ref: D3.2023.0032
Date: 10th February 2023

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2023/0032**

Address: **Fair View Pendleton Road Wiswell BB7 9BU**

Proposal: **Proposed two-storey side extensions, new detached garage/carport and new porous finish to existing driveway.**

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 an application for the proposed two-storey side extensions, new detached garage/carport and new porous finish to existing driveway at Fair View, Pendleton Road, Wiswell.

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

3/2021/0357- Raise existing roof over main house and existing extension to facilitate loft extension; new pitched roof over existing garage; new porous finish to existing driveway. Permitted 04/06/2021.

Lancashire County Council

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



The LHA are aware that the dwelling will continue to be accessed off Back Lane which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed Stanton Andrews drawing number pl.10 Rev B titled "Proposed Site Plan and Floor Plans" and are aware that the site can provide a minimum of 3 car parking spaces for the 4-bed dwelling which complies with the LHAs guidance.

The LHA are also aware that the site access will remain unaltered following the proposal but will condition that the access is adequately surfaced for a minimum of 5m behind the public highway.

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 Stanton Andrews drawing number pl.10 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).

2. 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)

Yours faithfully

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

