

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0075
Our ref: D3.2023.0075
Date: 5th May 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0075**

Address: **Tan Yard Farm Ribchester Road Hothersall PR3 3YA**

Proposal: **Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage.**

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 the proposed extension and remodelling of two existing barns to create two detached dwellings and garages at Tan Yard Farm, Ribchester Road, Hothersall.

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

Lancashire County Council

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



3/2023/0074- Proposed front, side and rear two-storey extensions, extension to existing lean-to, creating one garage and extension to domestic curtilage. Ongoing.

3/2021/0771- Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms. Prior Approval Given dated 20/04/2022.

Site Access

The LHA are aware that the site will continue to be accessed off Ribchester Road which is a B classified road subject to a 40mph speed limit.

The access track currently serves the 2 barns and the existing farmhouse as well as serving Public Footpaths FP0335027 and FP0323003.

The LHA have reviewed Studio John Bridge drawing number 2264-P01 titled "Proposed Site Plan" and have no comments to make regarding the site access, given that it has already been approved under application reference 3/2021/0771 to serve four dwellings, including the existing farmhouse at the site.

The LHA do advise the Agent/ Applicant that to further formalise the access and make it easier for vehicles accessing and egressing, that the site access should be subject to a Section 278 agreement to radius off the access providing a bell mouth formation.

Should the Agent/ Applicant be willing to do these access improvements, the LHA will request that a revised site plan of the access is provided showing the kerb radii on both sides of the site access.

Highway Safety

There have been no Personal Injury Collisions recorded within 300m of the site in the last 5 years and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed Studio John Bridge drawing number 2264-P01 titled "Proposed Site Plan" and are aware that Dwelling 2 will provide a driveway and a Triple Garage to serve the parking arrangements at the site for the 4-bed dwelling. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. While Dwelling 3 will have access to a detached double garage to serve the 3-bed dwelling.

However, the LHA have reviewed Studio John Bridge drawing number 2264-P04 titled "Proposed Plans and Elevations- Dwelling 3" and are aware that the dimensions of the double garage will be 7.6m wide and 5.768m long. This does not comply with the LHAs guidance, which requires the internal dimensions of a double garage to be a minimum of 6m x 6m. Therefore, the LHA require the dimensions of the garage to be amended given that the proposed dwelling will not have access to a driveway and the access track will still provide access to Public Footpath FP0335027, which could be obstructed by parked



vehicles given that the double garage might be unusable in its current guise. Therefore, a revised plan is required.

The LHA have further reviewed Studio John Bridge drawing number 2264-P04 titled "Proposed Plans and Elevations- Dwelling 3" and require further information regarding the height of the stone wall located adjacent to Dwelling 3. The LHA require the stone wall, in this location, to be no higher than 1m to ensure that users of the Public Footpath are seen by vehicles using the proposed double garage.

The LHA also require the gap in the stone wall adjacent to Dwelling 3 and the path which connects to Public Footpath FP0323003 and leads to the adjoining field, to be a minimum of 2m wide. This should be shown on an amended plan.

Conclusion

The LHA require further amendments to be made to the plans before the LHA can have no objection to the proposal.

Yours faithfully

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

