

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0137
Our ref: D3.2023.0137
Date: 16th March 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0137**

Address: **22 Calder Avenue Billington BB7 9NQ**

Proposal: **Proposed demolition of existing conservatory and detached garage.
Construction of single storey side and rear extension.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of an existing conservatory and detached garage and the construction of a single storey side and rear extension at 22 Calder Avenue, Billington.

Site Access

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

Lancashire County Council

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



The LHA have reviewed AW+A drawing number PL/05 Rev A titled "Proposed Site Block Plan" and are aware that the access will be extended to provide two car parking spaces on the existing driveway following the proposal.

The LHA have no objection to the widening of the access but advise the Applicant that a dropped kerb application will be required and that the existing streetlight, adjacent to the existing access, will need to be relocated as part of the application. The relocation will be at the full cost of the Applicant.

Internal Layout

The LHA have reviewed AW+A drawing number PL/05 Rev A titled "Proposed Site Block Plan" and are aware that the site will provide 2 car parking spaces for the proposed 2 bed dwelling which complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on AW+A drawing number PL/05 Rev A 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 AW+A drawing number PL/05 Rev A. 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).

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 lhsvehiclecrossing@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the Applicants expense.

Yours faithfully

Ryan Derbyshire



Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council

