

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0150
Our ref: D3.2023.0150
Date: 26th May 2023

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2023/0150**

Address: **78 Hacking Drive Longridge PR3 3FP**

Proposal: **Proposed two storey side extension, single storey rear extension and enlargement of front and rear dormers.**

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 side and rear extension at 78 Hacking Drive, Longridge.

The LHA previously responded to the application on 11th May 2023, requesting further information regarding the parking and access arrangements at the site.

Since then, the Agent has supplied amended drawing number DR-002 Rev A titled "Proposed Floor, Roof, Site Plans and Elevations," which will be reviewed below.

The LHA are aware that the dwelling will continue to be accessed off Hacking Drive 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 drawing number DR-002 Rev A titled "Proposed Floor, Roof, Site Plans and Elevations" and are aware that access will be extended to 6.7m wide to allow for 3 car parking spaces to be provided on the existing driveway for the proposed 4 bed dwelling. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan.

The LHA would prefer that the access is extended to 7.2m wide but will accept the shortfall given that the proposed driveway is a minimum of 7.2m wide, at a distance of 0.8m from the adopted highway, for the full duration of its depth. Therefore, 3 vehicles are able to park on the driveway and so the LHA have no objection to the proposal.

The LHA require the Applicant to consider the informative below, which requires a vehicle crossing application to be submitted to Lancashire County Council to extend the driveway.

Conditions

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number DR-002 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 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)

3.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 DR-002 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.



Yours faithfully

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

