

Development Control
Ribbles Valley Borough Council

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Your ref: 23.0152
Our ref: D3.23.0152
Date: 4th October 2023

App no: 23.0152

Address: Highcroft Painter Wood Whalley Old Road Billington

Proposal: Outline application for a proposed two-storey detached house (all matters reserved).

The submitted documents and plans have been reviewed and the following comments are made.

Proposal

The application seeks approval for a new dwelling with all matters reserved.

Access

Whalley Old Road is classified C545 subject to a 30mph speed limit.

There is an existing private access serving Highcroft which is partly paved in concrete and approximately 3.5m wide with an overall opening width of circa 6m. The access is not within the red or blue edges. It is likely that the access will need improving by widening where it joins Whalley Old Road to 5.5m to allow 2 vehicles to pass side by side.

Immediately to the south side of the access is public footpaths FP03-06-033 and FP03-06-032.

The existing visibility splays appear acceptable onto Whalley Old Road.

A bin collection point should be provided adjacent to Whalley Old Road for receptacles for both dwellings.

Parking

Highcroft must provide car parking for a minimum of 3 vehicles with sufficient hardstanding for the vehicles to enter, turn and leave Whalley Old Road in forward gear.

The new dwelling should provide off-street car parking in accordance with the parking standards being 2 spaces for a 2-3 bedroom dwelling and 3 spaces for a 4+ bedroom dwelling. Secure covered cycle parking and electric vehicle charging will be required.

Conclusion

Lancashire County Council acting as the Highway Authority does not raise an objection to the principle of a new dwelling 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.

Should the application be approved, detailed design matters will be dealt with at the reserved matters application.

Kelly Holt
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