

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0164
Our ref: D3.2023.0164
Date: 6th April 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0164**

Address: **Garages to rear of 28 Coniston Close Longridge PR3 3AU**

Proposal: **Demolition of existing garage block and erection of new single storey dwelling.**

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 demolition of an existing garage block and erection of a new single storey dwelling at the garages to the rear of 28 Coniston Close, Longridge.

Lancashire County Council

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



Site Access

The LHA are aware that the site will continue to be accessed off an unadopted part of land which serves the site and the adjacent sub-station. The unadopted piece of land is located off Coniston Close which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed Monks drawing number JM-0262-003 Rev C titled "Proposed Site and Floor Plans" and are aware that the access width complies with the LHAs guidance when serving a single dwelling.

However, given the access is located off an unadopted road, which is likely to be owned by the statutory undertaker who owns and/or maintains the adjacent sub-station, the LHA require further information as to whether the site has the right to use the unadopted piece of land when accessing the site.

A short statement should detail whether the statutory undertaker has given permission for the Applicant to use the unadopted hardstanding area when accessing and egressing from the site onto Coniston Close.

Internal Layout

The LHA have reviewed Monks drawing number JM-0262-003 Rev C titled "Proposed Site and Floor Plans" and are aware that one car parking space will be provided for the proposed 2 bed dwelling. This does not comply with the LHAs parking guidance, as defined in the Joint Lancashire Structure Plan, which requires the site to provide 2 car parking spaces.

Unfortunately, given that the proposed dwelling is adjacent to the access to the sub-station which needs to be clear at all times for statutory undertakers to access, the LHA require that 2 car parking spaces are provided.

The LHA advise that the planting area located at the front of the dwelling, adjacent to the proposed car parking space, is removed so that 2 car parking spaces can be provided in tandem on the proposed driveway. This should be shown on a revised plan.

Conclusion

The LHA require further information before the LHA can fully assess the application.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport

