

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0178
Our ref: D3.2023.0178
Date: 14th April 2023

FAO Will Hopcroft

Dear Sir/Madam

Application no: **3/2023/0178**

Address: **1 Moorland Road Langho BB6 8EX**

Proposal: **Demolition of conservatory, proposed side and rear single storey extensions, porch and reduction in existing ground floor level to create a bedroom within the existing roof space. Resubmission of 3/2022/1030.**

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 an application for the proposed single storey side and single storey rear extension at 1 Moorland Road, Langho.

The LHA are aware that the application is a resubmission of application reference 3/2022/1030, which was refused by the Local Planning Authority on 22nd December 2022.

The LHA are aware that the dwelling will continue to be accessed off Moorland Road 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/14 Rev A titled "Proposed Site Plan" and are aware that 3 car parking spaces can be provided for the proposed 4 bed dwelling which complies with the parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

Conditions

1. 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/14 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).

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 surface water from the approved driveway shall be collected within the site and drained to a suitable internal outfall.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

Yours faithfully

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

