

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0180  
Our ref: D3.2023.0180  
Date: 4<sup>th</sup> May 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0180**

Address: **Ashgreen House 4B Wiswell Lane Whalley BB7 9AF**

Proposal: **Erection of single storey dwelling with solar panels on the roof and air source heat system together with landscaped (patio) areas (amendments to planning permission 3/2021/0991).**

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 erection of a dwelling at Ashgreen House, 4B Wiswell Lane, Whalley.

The LHA are aware of the most recent planning history at the site with it being listed below:

3/2022/0992- Non Material Amendment of 3/2021/0991. Proposed increase in size of the study, still within the overall footprint of the site. Remove skylight in the lounge and replace with obscure window. Refused 01/12/2022.

### **Lancashire County Council**

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



3/2022/0298- Amendment to planning permission 3/2021/0991 to move the garage 1.5m closer to the house and to reduce the width by 600mm. Permitted 21/04/2022.

3/2021/0991- Revisions to the proposed single storey dwelling of the previously approved application (3/2020/0006), amendments include roof overhang to south facing terrace/walkway and west facing patio. Internal reconfigurations, inclusion of study, amendment to entrance lobby, additional rooflight to living room, solar panels located on the roof and inclusion of air source heat recovery system. The application boundary has been revised to exclude the existing bungalow. The proposal also includes the construction of one double garage. Permitted 23/11/2021.

3/2020/0006- Proposed extension and erection of new single storey dwelling to replace existing residential caravan. Permitted 12/03/2020.

The LHA have reviewed the supporting documents and understands that the proposal is aiming to amend the design of the already approved dwelling, following application reference 3/2021/0991. Therefore, given that the access and the parking arrangements will remain unaltered following this proposal, the LHA have no comments to make.

For ease, the LHA will use the same conditions which were implemented on the proposal following application reference 3/2021/0991.

The LHA also require the Developer to gain separate consent from the Lead Local Flood Authority since works will be undertaken within 5m of the watercourse. Please contact [suds@lancashire.gov.uk](mailto:suds@lancashire.gov.uk) for more information.

### **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number Why/750/2959/02. 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).



3. Prior to the first occupation the dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel

4. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within the garage.

REASON: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

### **Informatives**

For development proposals where construction will take place over a watercourse the applicant need be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. For those private streets that are intended to be offered for highway adoption it should be noted that the Highway Authority will not adopt streets that have been subject to unconsented water course works. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>.

Yours faithfully

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

