

Development Control
Ribble Valley Borough Council

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Your ref: 23.0347
Our ref: D3.23.0347
Date: 12th June 2023

App no: 23.0374

Address: Dilworth Coach House 41 Dilworth Lane Longridge

Proposal: Conversion of existing garage into a two-bedroom dwelling including new front porch, new access and vehicular parking for 41 Dilworth Lane.

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

Access

A new access is proposed on Dilworth Lane for the proposed new 2-bedroom dwelling. The access is 4m wide with gates set back 5.5m from the carriageway of Dilworth Lane, visibility splays x distance 2.4m by y distance of 40m in both directions is indicated on the drawing.

To create the access and visibility splay the hedge will be re-aligned and one tree removed.

Dilworth Lane is a B classified road subject to a 30mph speed limit.

Application 3/2016/1201 for the erection of a new dwelling to the east side of the application site provided a traffic count which recorded 85thile vehicle speeds of 39mph in both directions. Therefore, visibility splays of x-2m by Y-59m were provided. The same splays should be provided for the new site access sought under this application. Due to the lack of footway along the site frontage the splays can be off-set from the kerb edge by 1m. The Highway Authority expects that the amended visibility splays can be achieved.

The surface water from the access and driveway must be collected and drained to an appropriate outfall within the site.

The new access must be constructed to Lancashire County Councils specification and under the appropriate agreement, see informative note.

Lancashire County Council

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



Parking

The new dwelling provides 2 car parking spaces and turning space.

The existing parking area to 41 Dilworth Lane will be extended to provide 3 parking spaces. Both parking areas have sufficient space to ensure that cars can enter and leave in forward gear.

Secure cycle parking and electric vehicle charging will be required.

Conclusion

For completeness we would request that the visibility splays are amended on drawing PGB-3360-005-Rev C.

Subject to this, Lancashire County Council acting as the 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.

Should the application be approved the following conditions are requested.

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on PGB drawing number 3360-005 Rev C 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 surface water from the approved access should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative note

The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300



123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

