

Development Control
Ribble Valley Borough Council

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Your ref: 23.0424
Our ref: D3.23.0424
Date: 12th September 2023

App no: 23.0424

Address: Sunnyside Barker Lane Mellor

Proposal: Proposed removal of existing detached single storey bungalow and reinstatement of larger 3 bedroom bungalow

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

Proposal

The application seeks to erect a replacement 3 bedroom bungalow at the site. The existing bungalow is vacant and will be demolished.

Access

There is a pedestrian access to the property directly from Barker Lane. The Design and Access statement states that, 'Vehicular access is gained from Long Row where there is an unfettered right for vehicular parking for the occupiers of the dwelling'.

Barker Lane is classified C542 and subject to a 30mph speed limit. Long Road is a privately maintained road carrying public footpath FP03-25-030.

The proposal will require large vehicle access associated with the demolition and construction work and due to the constrained access via Long Road, a construction traffic management plan will be required to mitigate the impact of the construction traffic on highway users.

Parking

There are no plans submitted to show the car parking associated with the dwelling. A plan is requested to show 2 car parking spaces together with a secure, covered cycle store for 2 bicycles. The dwelling should provide an electric vehicle charging point.

Conclusion

Lancashire County Council acting as the Highway Authority requests further information regarding the car parking provision for the dwelling.

Kelly Holt

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