

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0546
Our ref: D3.2023.0546
Date: 15th September 2023

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2023/0546**

Address: **65 Mitton Road Whalley BB7 9RY**

Proposal: **Demolition of existing single-storey side and rear extensions, and construction of two-storey extension to the side and single-storey extension to the rear.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed demolition of an existing extension and construction of a side and rear extension at 65 Mitton Road, Whalley.

The LHA previously responded to the application on 4th September 2023, requesting further information regarding the parking arrangements at the site.

Since then, the Agent has submitted drawing number Wilson/04 Rev A titled "Proposed Block Plan" which will be reviewed below.



Site Access/ Internal Layout

The LHA are aware that the dwelling will continue to be accessed off Mitton Road which is a B classified road subject to a 30mph speed limit.

The LHA have reviewed drawing number Wilson/02 Rev A titled "Proposed Layouts" and are aware that the number of bedrooms at the dwelling will increase from 3 to 4. For the dwelling to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, the LHA require the dwelling to provide 3 car parking spaces.

As a consequence of 3 car parking spaces being required, the Agent has provided drawing number Wilson/04 Rev A titled "Proposed Block Plan" which shows as part of the application, the access will be extended to ensure that 3 car parking spaces can be provided on the existing driveway.

Due to the gradient at the site, the LHA will request that the works to the site access are undertaken a Section 278 agreement with additional gullies likely to be required to prevent any surface water from entering the adopted highway.

Conditions

1.No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works have been submitted and approved by the Local Planning Authority. The works shall include the following and be completed prior to completion of the proposed extension:

- Gullies provided adjacent to the extension to the site access along Mitton Road.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number Wilson/04 Rev A 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).

3.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)

4.. The development hereby permitted shall not be occupied until such time as the



parking and turning facilities have been implemented in accordance with drawing number Wilson/04 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).

5. The surface water from the approved driveway 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.

Informatives

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.

Yours faithfully

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

