

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0866
Our ref: D3.2023.0866
Date: 15th February 2024

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0866**

Address: **Land adjacent to no 9 Old Road Chatburn BB7 4AB**

Proposal: **Proposed five-bedroom, two-storey dwelling with a room in the roofspace.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been re-consulted on an application for the erection of a 5 bed dwelling at the Land adjacent to no 9 Old Road, Chatburn.

The LHA previously responded to the application on 5th December 2023 requesting further information regarding the access arrangements for the proposed dwelling, with the supporting information for the proposal conflicting with each other. Since then, drawing number COR/Plot 11/SP Rev A titled "Housetype Substitution Site Plan" has been submitted. This will be reviewed below.



Before starting the highway observations, the LHA note the extensive planning history associated with the site and the applications are listed below:

3/2023/0683- Non-material amendment to application 3/2021/1153 involving removal of the lower ground floor and raising the garage so that it is now located at ground floor level. Refused 03/10/2023.

3/2021/1153- Proposed dwelling with basement accommodation on an in-fill site adjacent to no 9 Old Road Chatburn. Permitted 11/03/2022.

3/2020/0145- Proposed 2.5 storey dwelling with basement garage. Refused 11/06/2020.

3/2019/0498- Proposed 2.5 storey dwelling with basement garage. Refused 22/07/2019.

Site Access

The proposed dwelling will be located off Old Road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed drawing number COR/Plot 11/SP Rev A titled "Housetype Substitution Site Plan" and note that while the access width is acceptable when serving a single dwelling, the LHA require a visibility splay drawing to be submitted to support the application.

The LHA require visibility splays of 2m x 43m to be provided in both directions, given the posted speed limit of the adopted highway. Should the access not be able to achieve this, the LHA will require that the drawing shows what the maximum visibility splays will be. This is because the LHA are able to accept a shortfall in visibility, should the splays provided be greater than the splays which were accepted under application reference 3/2021/1153.

Internal Layout

The LHA have reviewed drawing number COR/Plot 11/SP Rev A titled "Housetype Substitution Site Plan" and are aware that the parking arrangements complies with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan.

The dwelling will also provide a minimum of one electric vehicle charging point and the LHA will later condition that a minimum of two bike stands are provided in the attached garage.

Conclusion

The LHA require a visibility splay drawing to be submitted showing the maximum visibility splays the access can achieve. Should the maximum splays be greater than the visibility splays which were accepted following application reference 3/2021/1153, then the LHA will have no objection to the proposal subject to conditions.

Yours faithfully



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

