

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0866  
Our ref: D3.2023.0866  
Date: 5<sup>th</sup> December 2023

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 consulted on an application for the erection of a 5 bed dwelling at the Land adjacent to no 9 Old Road, Chatburn.

The LHA are aware of the planning history of the site, with it being 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 the supporting documents and require further information regarding which site access will be used. This is because the Applicant/ Agent has provided drawing number COR/Plot 11/SP titled "Housetype Substitution Site Plan" and Site Plan 1, 2 and 3 as titled on the Local Planning Authorities planning portal which show different vehicular access arrangements. Therefore, further clarification is required.

Should the site use the access arrangements as shown on drawing number COR/Plot 11/SP titled "Housetype Substitution Site Plan" the LHA require the drawing to show the accesses maximum visibility splays. The LHA remind the Agent that the site should provide visibility slays of 2m x 43m in both directions to comply with national guidance.

### **Internal Layout**

The LHA remind the Agent/ Applicant that a 4 bed dwelling should provide a minimum of 3 car parking spaces to comply with the LHAs Joint Lancashire Structure Plan. Again, further clarification is required regarding which site plan will be used to support the application. However, should drawing number COR/Plot 11/SP titled "Housetype Substitution Site Plan" be used only 2 car parking spaces can be provided.

### **Conclusion**

The LHA require further clarification regarding the site access and the parking arrangements. The principle of the development has already been permitted following application reference 3/2021/1153. But the supporting documents for this application, currently conflict with each other with the proposed access arrangements differing depending upon which drawing you are reviewing.

Yours faithfully

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

