

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.2023.871
Our ref: 03.2023.871
Date: 16.11.2023

For the attention of Lucy Walker

Planning Application No: 3/2023/0871

Grid Ref: 373073 436409

Proposal: Regularisation of single-storey extension to side and rear, garden store to rear and raised verandah, driveway alterations, new rooflight and render to front.

Resubmission of 3/2022/0631. Location: 45 Abbey Fields Whalley BB7 9RS

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

This is a resubmission of application no. 3.2022.0631. Our previous comments remain.

There is 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 The Local Highway Authority (LHA) are in receipt of an application for the proposed side extension and construction of a garden store at 45 Abbey Fields, Whalley. The LHA are aware that the dwelling will continue to be accessed off Abbey Fields which is an unclassified road subject to a 20mph speed limit.

It must be noted that the hedge must not be higher than 1m when located in a visibility splay.

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Proposed Site Plan" and are aware that the existing access will be extended to ensure that 2 car parking spaces can be provided on the existing driveway. This is so that the site can comply with the parking standards as defined in the Joint Lancashire Structure Plan, for a 3-bed

dwelling. 2 Therefore, with the proposal complying with the LHAs guidance, the LHA have no objection to the proposal.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A1.2 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 development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.2. 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).

4. 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.

Informative Note

This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician



Highways and Transport
Lancashire County Council

