

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/1026  
Our ref: D3.2023.1026  
Date: 26<sup>th</sup> February 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/1026**

Address: **23 Pendleton Road Wiswell BB7 9DD**

Proposal: **Proposed demolition of garage and construction of two-storey extension to side and rear and single storey extension to rear. Alterations to existing window and door openings and creation of new parking area.**

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) have been re-consulted on an application for the proposed demolition of garage and construction of two-storey extension to side and rear and single storey extension to rear along with the creation of a new parking area at 23 Pendleton Road, Wiswell.

The LHA previously responded to the application on 22<sup>nd</sup> January 2024, requesting further information regarding the adjacent access which was approved following application reference 3/2019/0305.



Since then, the Agent has provided Peter Hitchen drawing number A2.3 titled "Existing and Proposed Site Plan" which will be reviewed below.

Before starting the highway observations, the LHA have listed the planning history associated with the site below:

3/2023/0512- Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance gate (pursuant to variation of condition 2 (materials) from planning permission 3/2017/0889 to change the external wall finish from natural stone to white render.) Refused 31/08/2023.

3/2019/0305- Application for a change of use from an annexe/building to a holiday let. Resubmission of planning application 3/2019/0199. Permitted 13/05/2019.

3/2019/0199- Change of use from detached ancillary building to one new dwelling. Withdrawn 03/04/2019.

3/2017/0889- Demolition of existing single storey extension to rear and existing garage. Erection of new two storey extension to side and single storey extension to rear. Proposed new driveway and entrance gate. (Resubmission of 3/2016/0957 and 3/2017/0155). Permitted 01/12/2017.

3/2016/0957- Proposed two storey extension to side, relocation of driveway and detached double garage and workshop to rear. Withdrawn 06/12/2016.

### **Site Access/ Internal Layout**

The LHA are aware that the dwelling will be accessed off Pendleton Road which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed Peter Hitchen drawing number A2.3 titled "Existing and Proposed Site Plan" and the supporting information and note that the access which was approved under application reference 3/2019/0305 will now be used to serve the holiday cottage only. Previously, the access was shared between this dwelling, the current application relates to and the holiday cottage with them being within the same ownership. However, since then a third party owns the holiday cottage and so a separate access and parking area has been proposed for the dwelling.

Unfortunately, given that a parking area for the dwelling has been provided which fronts Pendleton Road, the access which has been approved under application reference 3/2019/0305 has been reduced in width from 4m to 3.5m. The proposed parking area for the dwelling also appears to conflict with the visibility splay to the west of the holiday let access.

Given these concerns, the LHA would prefer that the already approved parking and access arrangements for the dwelling are utilised rather than a new area is created which encroaches upon the already approved access. However, should this not be possible the LHA will accept the creation of a new parking area for the dwelling. This is because on balance the LHA are unable to accept any on-street parking in this location due to

Pendleton Road being narrow. Therefore, even though the visibility splays for the access serving the holiday let are obstructed, not providing any parking facilities for the dwelling would have more of a detrimental impact upon highway safety given the single tracked nature of the road. Therefore, the LHA have no objection to the proposal subject to conditions.

These conditions include requiring a boundary treatment plan to be submitted prior to commencement. The LHA require the stone wall separating the holiday cottage and the dwelling to be partially removed. This should be from where the parking area starts to where the gated access is located. The LHA require the removal of the wall in this area to ensure that the visibility splays for the holiday let access are not obstructed further and so the area should be kept clear.

The LHA also inform the Applicant that a creation of a new parking area in this location will be subject to a Section 278 agreement.

### **Conditions**

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A2.3 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 (2023).

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 (2023).

4. The surface water from the approved driveway shall be collected within the site and drained to a suitable internal outfall.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway

5. Notwithstanding the submitted details, commencement, details of the proposed boundary walling and fencing shall have been submitted to and approved by the Local Planning Authority, in consultation with the Local Highway Authority. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

6. 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 A2.3. 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 (2023).

### **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](mailto: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

