

Ribble Valley Borough Council
Housing & Development Control

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

Your ref: 3/2024/0029
Our ref: D3.2024.0029
Date: 24th May 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2024/0029**

Address: **5 The Dene Hurst Green BB7 9QF**

Proposal: **Proposed two-storey extension to rear, decking to side and new vehicular access and parking area to front, changes to land levels and provision of retaining walls.**

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 support the application as presented.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the proposed two-storey extension to rear, decking to side and new vehicular access and parking area to front, changes to land levels and provision of retaining walls at 5 The Dene, Hurst Green.



Site Access/ Internal Layout

The dwelling is located off The Dene which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed PNL drawing number 1424-PL06D titled "Proposed Site Layout" and while the proposed parking area complies with the LHAs guidance when providing two car parking spaces, the LHA still require further information. This is because the parking area will be located adjacent to the bridge, named Dene, which is owned by Lancashire County Council. As a result, works are likely to occur adjacent to the parapet of the bridge, meaning that the LHA will require further information to ensure that the works will not destabilise the structure of the bridge. Therefore, the following information needs to be submitted:

- Detailed drawing showing the location of the parapet in relation to the parking area.
- Existing and proposed levels of the parapet.
- Existing and proposed levels of the parking area.
- Whether there will be any retaining structures adjacent to the parapet?

Prior to any works commencing, the Developer would also need to obtain a separate permit from the Lead Local Flood Authority, with works occurring within 5m of the watercourse.

To prevent the Agent/ Applicant in undertaking this substantial amount of work, the LHA advise that the parking area is relocated adjacent to the garage, on the existing/ proposed grassed area as shown on PNL drawing number 1424-PL06D. The area appears to have the adequate dimensions to provide a minimum of two car parking spaces. Therefore, the LHA advise that a revised plan is submitted showing this.

Conclusion

The LHA require further information before the LHA can fully assess the application. The LHA either require detailed plans, as requested above to be submitted, showing the parapet of the bridge and the proposed and existing levels of the parapet and the parking area. Or a revised plan to be submitted, showing the parking area being relocated adjacent to the garage on the grassed area, as shown on PNL drawing number 1424-PL06D.

The LHA do note that the number of bedrooms at the site will remain unchanged following the proposal and so will the existing parking arrangements. Therefore, from a highway perspective, another designated parking area for the dwelling is not required with any shortfall in parking being a pre-existing situation.

Yours faithfully

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

