

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: 8th August 2024

App. 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.

Further to our original comments dated 24th May 2024, the Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Site Access/ Internal Layout

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

The new parking area has been reduced in size to 6m by 5.4m deep which will provide 2 side by side parking spaces.

The parking area should be paved in a bound and porous material to ensure that no loose debris or surface water is deposited onto the highway.

There are no ground level changes proposed adjacent to the bridge wall.

The new retaining structure parallel to The Dene which is set back from the adopted highway by 2m is constructed in gabion baskets. Due to the height and proximity of the structure to the highway, we would request details to demonstrate that the large structure has been designed and constructed by a suitably qualified structural engineer.

Our previous advice still stands regarding the applicant ensuring that they have the necessary consents from LCC Flood Risk to work near the watercourse.

Conclusion



Subject to the further information being submitted regarding the design and construct of the structure by a suitably qualified person we would raise no objection to the proposal.

Should the application be approved we would request the following condition.

1. Prior to its first use the driveway shall be paved in a bound and porous material.
Reason: For highway safety to ensure that no loose debris or surface water is deposited onto the highway.

Kelly Holt
Highway Development Control
Highways and Transport
Lancashire County Council

