

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0067
Our ref: D3.2024.0067
Date: 8th April 2024

FAO Lucy Walker

Dear Sir/Madam

Application no: **3/2024/0067**

Address: **56 St Marys Gardens Mellor BB2 7JP**

Proposal: **Proposed demolition of rear conservatory and construction of single-storey garden room to rear; demolition of front porch and construction of new porch, conversion of garage to habitable room and first-floor extension above; creation of new vehicular access to front and addition of permeable paving to front garden to create 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 consulted on an application for the proposed demolition of rear conservatory and construction of single-storey garden room to rear; demolition of front porch and construction of new porch, conversion of garage to habitable room and first-floor extension above; creation of new vehicular access to front and addition of permeable paving to front garden to create parking area at 56 St Marys Gardens, Mellor.



Site Access/ Internal Layout

The LHA have reviewed Eaglewood Design drawing number 2023-18-01 Rev B titled "Existing and Proposed Details" and are aware that the existing access will be extended by 4.33m to ensure that a minimum of 2 car parking spaces can be provided on the driveway. This is to ensure that the site can comply with the LHAs parking guidance as defined within the Joint Lancashire Plan following the increase in the number of bedrooms at the site from 2 to 3 and following the conversion of the existing garage.

To provide the extension to the driveway, a dropped kerb application will be required. Please see the informative below for more details.

Conditions

1.No building or use hereby permitted shall be occupied or use commenced until dropped kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and Lancashire County Council's Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: In the interests of highway/pedestrian safety and accessibility.

2.The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

REASON: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway.

3.The surface water from the approved driveway/hardstanding 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.

Informatives

This consent requires the construction, improvement or alteration of an access to the publicly maintained highway. Under Section 171 of the Highways Act 1980 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on 3 lhsvehiclecrossing@lancashire.gov.uk for the list of approved contractors and to start the Section 171 process.

This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.



Yours faithfully

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

