

Development Control
Ribble Valley Borough Council

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

Your ref: 24.0286
Our ref: D3.24.0286
Date: 9th July 2024

App no: 24.0286

Address: 8 Walmsley Brow Billington BB7 9TT

Proposal: Proposed conversion and extension of existing bungalow into two two-storey, semi-detached dwellings, and construction of one new detached, two-storey dwelling.

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

Proposal

The application proposes to change the existing 2/3 bedroom bungalow (No.8) into into 1 x 3 bedroom and 1 x 4 bedroom dwellings and a new detached 3/4 bedroom dwelling.

Access

Walmsley Brow is adopted highway with public footpath FP03-06044 running between Longworth Road and Whalley Road. Walmsley Brow is unclassified and subject to a 20mph speed limit.

There is an existing access on Walmsley Brow serving no.8 which will remain and serve the 3 new dwellings. The access is 5m wide and laid in block paving which is bound and permeable.

Parking

The dwellings require 6/7 parking spaces and there are 8 external driveway spaces proposed. Each dwelling has an external cycle store and EV charging point.

Road serving Bank Cottages

The proposed site plan includes a note adjacent to the road serving Bank Cottages that '*ground to be retained from bank cottages with tiered planting area*'. The land within the applicant's ownership appears to provide support to some extent (unknown) to the private road. We would request that any subsequent changes that

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



are required or are introduced into the scheme at a later date that result in changes to the ground level which may interfere with the stability of the road should be designed by a qualified structural/geotechnical engineer to ensure that the stability is maintained.

Conclusion

Lancashire County Council acting as the 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.

Should the application be approved the following conditions are requested.

1. The parking and turning areas shall be constructed in accordance with the approved plans prior to the first occupation of any dwelling. Reason: To provide adequate car parking and turning for highway safety.
2. The secure, covered cycle stores shall be provided prior to the first occupation of any dwelling. Reason: To support sustainable travel.
3. Any changes to the ground level adjacent to the road serving Bank Cottages shall be designed by a qualified structural/geotechnical engineer and any works shall be carried out in accordance with those plans. Reason: To ensure the stability of the road is maintained.

Informative

The applicant will need to check with LCC Flood Risk to determine if any consents are required for the works adjacent to the culvert.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
www.lancashire.gov.uk

