

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: 3/2024/0288  
Our ref: D3.2024.0288  
Date: 23<sup>rd</sup> May 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2024/0288**

Address: **Stoneroyd Haugh Avenue Simonstone BB12 7HZ**

Proposal: **Proposed demolition of existing garage and utility room, erection of single-storey extension to rear and attached double garage to side, creation of new access/ driveway with new gates and provision of new railing to boundary wall along Haugh Avenue frontage.**

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 an existing garage and utility room, erection of single-storey extension to rear and attached double garage to side, creation of new access/ driveway with new gates and provision of new railing to boundary wall along Haugh Avenue frontage at Stoneroyd, Haugh Avenue, Simonstone.

The LHA are aware of the most recent planning history associated with the site:



3/2014/0394 -Single storey extension to the south elevation. Refused 25/06/2014.

APP/T2350/D/14/2222081- Appeal lodged following refused application 3/2014/0394. Appeal permitted 11/03/2015.

### **Site Access**

The existing dwelling is located off Haugh Avenue which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed RGP drawing number 11581 PL L03 Rev A titled "Proposed Ground Floor Plan" and are aware that the proposal is aiming to relocate the existing access approximately 16.6m to the south of the site, towards the junction between Haugh Avenue/ Whalley Road. While the existing access will be stopped up and used as a pedestrian access only.

The LHA have reviewed the proposed access arrangements and have no objection to the relocation of the access. The LHA will request that full height kerbs are reinstated where the existing access is located and will require the Applicant to apply for a dropped crossing application with more information being found within the informative below. The permission from the dropped crossing application will also cover the reinstatement of the full height kerbs.

### **Internal Layout**

The LHA have reviewed RGP drawing number 11581 PL L03 Rev A titled "Proposed Ground Floor Plan"" and are satisfied with the new parking arrangements at the site for the existing dwelling.

### **Conclusion**

The LHA have no objection to the proposal subject to conditions.

### **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. No building or use hereby permitted shall be occupied or use commenced until the footway has been reinstated to full kerb height, where any vehicle crossovers are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.



REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on RGP drawing number 11581 PL L03 Rev A 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).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with RGP drawing number 11581 PL L03 Rev A. 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).

5. 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.

### **Informatics**

This consent requires the construction, improvement or alteration of an access to the public highway. All newly requested vehicle crossings will be approved by Lancashire County Council through the application process. A list of approved contractors will be supplied to applicants with an approved vehicle crossing application. Approved contractors will be under agreement with Lancashire County Council to ensure the use of appropriate materials and workmanship, the safety of any walking surfaces and the protection of pipes and cables under the footway from damage. This will be under a section 171 license which your contractor will need to apply for when they are ready to carry out the works. Applications are made online :- [www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings/](http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings/) or customers can email – [lhsvehiclecrossing@lancashire.gov.uk](mailto:lhsvehiclecrossing@lancashire.gov.uk) for a paper copy of the application form.

Yours faithfully

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