

Ribble Valley Borough Council
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Your ref: 03.2024.0797
Our ref: 03.2024.0797
Date: 1st November 2024

App No 3/2024/0797
Proposal Proposed demolition of existing holiday let chalet and replacement with one single storey two-bedroom self build dwelling.
Location Hazelmere Longridge Road Hurst Green BB7 9QP

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

History

3/2004/0822 - Retention of weekend/holiday bungalow Area: approx 1/2 acre. Approved

3/1999/0673 – Continuation of temporary permission for retention of wooden weekend/holiday bungalow. Approved

3/1994/0462 – Retention of weekend holiday bungalow. Approved

3/1989/0181 – Retention of weekend holiday bungalow. Appeal decision

Proposal

The application seeks to demolish a 2-bedroom holiday let and erect a 2 bedroom dwelling with amended access and parking arrangements.
This proposal will result in an intensification of use at the site access.

Access

There is an existing access to the holiday let on Longridge Road which is classified B6243 and subject to a 40mph speed limit.

Upon visiting the site, the visibility splays are severely substandard and present a highway safety concern.

A visibility splay drawing should be submitted to demonstrate the splays at the site access. The splays should be drawn at 2m set back from the give way line to a point 120m to the nearside carriageway kerb edge to both sides of the access along Longridge Road.

There is a proposal to realign and widen the site access which is considered necessary. The access is proposed at a width of 2.5m which is too narrow given the 40mph speed limit on Longridge Road and should be widened to 4m. The gates are set back by 6.6m and this is considered acceptable. The site access for at least the first 5m should be paved in a bound and porous material and the surface water should be collected and drained to a suitable outfall.

The access alteration needs to be carried out under a S278 agreement with Lancashire County Council.

There is a narrow footway along the north side of Longridge Road between the site and Hurst Green which is approximately 1.2km.

Parking

There are 3 parking spaces proposed, which is an overprovision for the 2-bedroom dwelling. The turning area is considered necessary to ensure that all vehicles can enter and leave in forward gear. A secure covered cycle store is required for the dwelling.

Conclusion

Lancashire County Council acting as the Highway Authority would raise an objection regarding the proposed development and are of the opinion that the proposed development will have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Should additional information be submitted to demonstrate adequate visibility splays and improvement to the site access then we will review this decision.

Kelly Holt
Highways and Transport
Lancashire County Council

