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Your ref: 3/2025/0039
Our ref: 3/2025/0039/HDC/KW
Date: 19 March 2025

Location: Dilworth Cottage Ward Green Lane Longridge PR3 2ZL
Proposal: Proposed demolition of existing dwelling and erection of new two-storey detached dwelling with rooms in the roofspace. Installation of Air Source Heat Pump and Solar Panels.
Grid Ref: 362793 437734

Dear Maya Cullen

With regard to your consultation letter dated 10 February 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority has concerns regarding the proposal and does not consider that the application as submitted fully assesses the highway impact of the proposed development as set out in this response.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of existing dwelling and erection of new two-storey detached dwelling with rooms in the roofspace. Installation of Air Source Heat Pump and Solar Panels at Dilworth Cottage, Ward Green Lane, Longridge, PR3 2ZL.

Site Access

The proposal will utilise an existing access from Ward Green Lane, which is an unclassified road subject to a 60mph speed limit.

The existing dwelling currently sits fronting Lower Road and Wards Green Lane. Whilst the application makes note of improvement to the junction visibility within the design and access statement, given the location of the boundary wall, the LHA are of the view that there will be minimal improvement, this is due to the height of the wall that will be retained. The wall would benefit from being lowered to 0.9m. Existing and proposed visibility splays to the right at the junction of Lower Road and Wards Green Lane would allow the LHA to review any proposed improvements to the sight lines.

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The existing house walls are currently retaining the highway as such no part of the development shall commence until a scheme for the retaining structure adjacent to the highway has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Internal Layout

The LHA has reviewed drawing number 1403 - L01(006) titled Landscape Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. There is also room to turn within the site and leave in a forward gear.

Whilst there is an existing double garage it does not meet the recommended minimal internal dimensions for a double garage which is 6m in length and 6m wide. Where double garages are smaller than the recommended minimum internal dimension of 6 x 6m they should not be counted as a parking space.

Sustainability

The site will increase its sustainable transport options to encourage and promote sustainable transport use. Covered secure cycle storage for two bicycle spaces can be accommodated within the existing garage to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, it is noted within the design and access statement that a EV charging point will be included within the site.

Conclusion

In conclusion, Lancashire County Council, acting as the Local Highway Authority, has identified concerns related to highway safety. Improvements to junction visibility, particularly lowering the retaining wall would enhance sight lines, however a scheme for the retaining structure adjacent to the highway will be necessary to ensure compliance with safety requirements.

Yours sincerely

Kate Walsh

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