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Your ref: 3/2025/0181
Our ref: 3/2025/0181/HDC/KW
Date: 02 April 2025

Location: Blue Slates Sunnyside Avenue Ribchester PR3 3ZE
Proposal: Proposed addition of a timber boundary fence on top of the existing white rendered dwarf wall to an overall height not exceeding 1.8m high to the Sunnyside Avenue and Fort Avenue boundaries of the site.
Grid Ref: 364886 435306

Dear Lucy Walker

With regard to your consultation letter dated 27 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed addition of a timber boundary fence on top of the existing white rendered dwarf wall to an overall height not exceeding 1.8m high to the Sunnyside Avenue and Fort Avenue boundaries of the site at Blue Slates Sunnyside Avenue Ribchester PR3 3ZE.

The site has an existing access Fort Avenue which is an unclassified road with a speed limit of 20 mph fronting the site access.

The proposal will result in a 1.8m fence line within close proximity to the site access and the proposed fenceline follows the existing low wall around the boundary of the property on to Sunnyside Avenue as such the LHA has concerns regarding visibility at the existing access to the dwelling as well as at the junction of Sunnyside Avenue and Fort Avenue.

Therefore the applicant should provide visibility splay drawings at both the existing access to the dwelling and at the junction of Sunnyside Avenue and Fort Avenue this will assist the LHA in understanding if the development is likely to impede visibility in both locations.

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To ensure adequate intervisibility between highway users at the existing dwelling access a visibility splay set 2 metres back from the near edge of the carriageway and extending 25 metres along the nearside carriageway edge to the northwest of the access shall be provided. (The site line requirement is based on table 7.1 from Manual for Streets).

To ensure adequate intervisibility between highway users at the junction of Sunnyside Avenue and Fort Avenue a visibility splay set 2.4 metres back from the near edge of the carriageway and extending 25 metres along the nearside carriageway edge to the north of the access shall be provided.

The visibility splay should be wholly within the land which the applicant controls and/or the adopted highway and nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay of the proposed access.

The applicant should provide accurate details of the required sight line requirement, before determining the application.

Yours sincerely

Kate Walsh

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