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Your ref: 3/2025/0190  
Our ref: 3/2025/0190/HDC/KW  
Date: 24 March 2025

**Location:** 10 Barker Lane Mellor BB2 7ED

**Proposal:** Proposed demolition of existing single storey porch/ bedroom/ utility, car port, conservatory and detached garage. Construction of two-storey side extension, single storey rear extension and new front porch. Replacement windows and doors, alterations and resurfacing of driveway and installation of solar panels and render finish to SE side elevation.

**Grid Ref:** 367198 430426

Dear Lucy Walker

With regard to your consultation letter dated 19 March 2025, I have the following comments to make based on all the information provided by the applicant to date.

### **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) are in receipt of an application for the proposed demolition of existing single storey porch/ bedroom/ utility, car port, conservatory and detached garage. Construction of two-storey side extension, single storey rear extension and new front porch. Replacement windows and doors, alterations and resurfacing of driveway and installation of solar panels and render finish to SE side elevation at 10 Barker Lane, Mellor.

#### **Site Access**

The submitted drawing indicates that an extended vehicle access is proposed. This is acceptable to Lancashire County Council's Highways, the extended vehicle crossing within the adopted highway will need to be constructed under a section 171 agreement of

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the Highways Act 1980. It is noted that a street lighting column sits close to the existing vehicle crossing. It may be required that this street furniture needs relocating at the cost of the applicant in order to extend the access. Applicants are usually required to pay for the relocation in advance of the vehicle crossing construction.

Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete).

### **Internal Layout**

The LHA have reviewed drawing number A1.2 titled Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The recommended distance of 6m is based on the length of a large family car (Ford Mondeo Estate 4.58m long), clearance at the rear of the car (200mm), overhang of the garage door (600mm) and room to stand in front of the car and open/close the garage door (600mm). The LHA has reviewed the proposed floor plan, drawing A1.4 and note that the garage have been designed to an acceptable internal size to provide parking.

### **Conditions**

1. The development hereby permitted shall not be brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

**Reason:** To ensure the provision of adequate car parking on site and in the interests of highway safety.

2. No building or use hereby permitted shall be occupied until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

**Reason:** To allow for the effective use of the parking areas.

3. The surface water from the approved hardstanding should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

**Reason:** In the interest of highway safety to prevent water from discharging onto the public highway.

4. Any source of glare from the solar panels shall be effectively screened from the view of drivers and pedestrians on the adjoining public highway and maintained thereafter.

**Reason:** To avoid glare, dazzle, or distraction to passing motorists and pedestrians.

Informative notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority at [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely

Kate Walsh

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