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Phone: [REDACTED]

Your ref: 3/2025/0536  
Our ref: 3/2025/0536/HDC/KW  
Date: 04 August 2025

**Location:** Dale Hey Bungalow Preston Road Ribchester PR3 3XL  
**Proposal:** Part retrospective outline planning permission to demolish the existing bungalow and proposed new detached self-build 4/5 bedroom house with access applied for (all other matters reserved).  
**Grid Ref:** 364085 436062

Dear Maya Cullen

With regard to your consultation letter dated 24 July 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 (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

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for a part retrospective outline planning permission to demolish the existing bungalow and proposed new detached self-build 4/5 bedroom house with access applied for (all other matters reserved) at Dale Hey Bungalow, Preston Road, Ribchester.

The LHA are aware of the relevant planning applications for the site which are as follows:

3/2022/0003 - Outline planning permission all matters reserved to demolish the existing bungalow and build a new detached 4/5 bedroom house. Approved.

3/2022/0003 - Outline planning permission all matters reserved to demolish the existing bungalow and build a new detached 4/5 bedroom house. Approved.

3/2017/0813 - Proposed new road access and driveway to garage at rear of premises. Approved.

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**Site Access**

The site will be accessed via an new access on to Preston Road classified as the B6245 with a national speed limit fronting the site access. As part of the previous application 3/2017/0813 the LHA considered the proposed access point including the visibility splays and a reduction in vegetation height.

An access layout has been provided as part of this application with the relocation of the access on Preston Road. A new stone wall surrounding the access and gates to the vehicular access is also proposed. All structures and vegetation that fall within the visibility splay, which was approved as part of 3/2017/0813 shall be retained at no higher than 1m.

The applicant shall ensure that the access is hard surfaced for at least 5m into the site behind the highway boundary, which in this case should be behind the back of the existing verge. The Proposed New Access plan, drawing A4578-PL03, currently shows hard standing for approximately 4.4m into the site from the highway boundary. This should be revised on an amended plan.

The proposed gates are also situated too close to the highway boundary and should be situated at least 5m behind the highway, maintained at public expenses, which in this case includes the carriageway and verge. Further setting back the gate will allow vehicles to fully clear the highway before operating the gate, allowing for a safe and suitable access. As the gate needs to be repositioned, the internal driveway layout may require slight amendments to allow the gates to open, which should be shown on an amended plan.

The proposed new access will need to be constructed as part of an appropriate legal agreement with Lancashire County Council as the Highway Authority.

**Internal Layout**

Should the application be granted, at the technical details stage, the LHA would expect the proposed development to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. For a 4+ bedroom dwelling the LHA would require at least 3 off street parking spaces.

All new dwellings are expected to provide a universal electrical supply suitable for charging an electric motor vehicle and facilities to provide secure and covered cycle storage.

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). Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space.

**Sustainability**

The LHA are aware that there are unmarked bus stops located along Preston Road, which are within 800m from the site's access. The bus stops serve hourly services to Clitheroe,

Chipping, Preston and Blackburn. The site shall increase its sustainable transport options to encourage and promote sustainable transport use.

Therefore, during technical details stage the LHA would expect the inclusion of covered secure cycle storage to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport. Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

### **Conclusion**

In summary, minor revisions are required to ensure full compliance with current highway standards. These include:

- Extending the hard surfacing to a minimum of 5m behind the highway boundary.
- Repositioning the proposed gates to be set back at least 5m from the highway maintained at public expense.
- Adjusting the internal driveway layout to accommodate the revised gate position.

These amendments should be reflected in an updated version of drawing A4578-PL03. Subject to these revisions and legal formalities, the proposed access is considered acceptable and capable of supporting safe and efficient vehicular movements to and from the site.

Yours sincerely  
Kate Walsh  
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Highway Development Control  
Highways and Transport  
Lancashire County Council

W: <http://www.lancashire.gov.uk>