

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0536
Our ref: 3/2025/0536/HDC/KW
Date: 19 September 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 further consultation, 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 (LHA) 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 or capacity 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 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.

Continued...

Site Access

The site will be accessed via a 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 LHA has reviewed the Proposed New Access drawing A4578-PL03 Revision C, which shows hard standing for 5m into the site from the highway boundary. The proposed gates are also situated 5m behind the highway, maintained at public expense, which allows vehicles to fully clear the highway before operating the gate, allowing for a safe and suitable access.

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 the 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.

Conditions

1. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
2. Before the development hereby permitted becomes operative, the existing hedge and vegetation on the highway frontage of the site to B6245 Preston Road, Ribchester shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of B6245 Preston Road, Ribchester.
Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
3. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the footway/carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway.
Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.
4. No use hereby permitted shall commence until visibility splays 2.4 metres back from the centre line of the access and extending 152 metres on the nearside carriageway edge in both directions have been provided at all accesses/junctions, as shown on the approved plans. 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. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.
Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.
5. The surface water from the approved access 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.

Informative notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 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 on 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>

- This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

Yours sincerely
Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 0300 123 6780
W: <http://www.lancashire.gov.uk>