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Your ref: 3/2025/0616
Our ref: 3/2025/0616/HDC/KW
Date: 20 August 2025

Location: 36 Painter Wood Whalley Old Road Billington BB7 9JD
Proposal: Regularisation of landscaping and engineering works to create extended parking area to front and terracing at the rear.
Grid Ref: 372760 435573

Dear Emily Pickup

With regard to your consultation letter dated 14 August 2025, I have the following comments to make based on all the information provided by the applicant to date.

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.

The Local Highway Authority (LHA) are in receipt of an application for the proposed regularisation of landscaping and engineering works to create extended parking area to front and terracing at the rear at 36 Painter Wood, Whalley Old Road, Billington.

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

3/2025/0340 - Prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys

3/2025/0305 - Regularisation of landscaping and engineering works to create extended parking area to front and terracing at the rear and new summer house to rear.

3/2024/0694 - Proposed single-storey extension to the rear, single storey infill extension between dwelling and garage, alterations to fenestration, replacement flat roofs and addition of cladding.

3/2024/0506 - Prior notification for enlargement of dwelling by construction of one additional storey.

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The LHA are aware that the dwelling will continue to be accessed off Whalley Old Road which is an C classified road subject to a 30mph speed limit. The proposal includes works to the existing parking area, which will extend the area, providing parking and turning provisions for at least 3 vehicles. The improvements are acceptable for the size and nature of the site.

The amended driveway should be surfaced in hard material to ensure no debris is dragged onto the highway and have suitable drainage to ensure surface water does not discharge onto the highway.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions are appended to the decision notice:

1. 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. Before the widened parking area is used for vehicular purposes, it shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.
Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.
3. Before the development hereby permitted becomes operative, the vegetation planted on the highway frontage of the site shall be reduced to and be permanently maintained henceforth at a height not greater than 0.9m above the nearside carriageway level.
Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
4. The surface water from the approved driveway 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.

Yours sincerely

Kate Walsh
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