

Ribble Valley Borough Council
Housing & Development Control

Tel
Email

Your ref 3/2022/0449
Our ref D3.2022.0449
Date 14th June 2022

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2022/0449**

Address: **Lower Abbott House Abbott Brow Mellor BB2 7HU**

Proposal: **Proposed replacement dwelling.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

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) have been consulted on an application for the proposed replacement of a dwelling at Lower Abbott House, Abbott Brow, Mellor.

The LHA are aware of the most recent planning history at the site, with it being listed below:

3/2021/0517- Proposed construction of a two-storey extension to the rear. Permitted 08/07/2021.

PLANNING

Site Access

The LHA understands that the existing access directly off Abbott Brow, which is an unclassified road subject to a 30mph speed limit, will remain unaltered following the proposal. Therefore, the LHA have no comments to make regarding the sites access.

Internal Layout

The LHA have reviewed Stanton Andrews Architects drawing number PL.10 Rev C titled "Proposed Site Plan and Floor Plans" and understands that the site will provide 3 car parking spaces for the 4-bed dwelling. This complies with the Joint Lancashire Structure Plan and therefore the LHA have no objection to the proposal.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Stanton Andrews Architects drawing number PL.10 Rev C. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Yours faithfully


Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council