

Ribble Valley Borough Council
Housing & Development Control

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 3/2023/0105
Our ref: D3.2023.0105
Date: 7th March 2023

[REDACTED]
Dear Sir/Madam

Application no: **3/2023/0105**

Address: **21 Paris Ramsgreave BB1 9BJ**

Proposal: **Proposed roof and dormer alterations including second floor loft space. Addition of two storey porch to front elevation and erection of detached garage to the rear. Resubmission of 3/2022/1075.**

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) are in receipt of an application for the proposed roof and dormer alterations including second floor loft space. Addition of two storey porch to front elevation and erection of detached garage to the rear at 21 Paris, Ramsgreave.

The LHA are aware that the application is a resubmission of application reference 3/2022/1075 which was refused by the Local Planning Authority (LPA) on 23rd January 2023.

Lancashire County Council

[REDACTED]
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD

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

3/2022/1014- Proposed detached garage. Withdrawn 07/12/2022.

3/2022/0860- Variation of condition 1 of planning permission 3/2022/0421 to amend the approved drawings to amend the design of the approved dwelling with a new proposed ridge height of 8m and the front porch to be widened to 3.8m. Refused 01/11/2022.

3/2022/0421- Variation of condition 1 of planning permission 3/2021/1183 to amend the approved drawings to amend the design of the approved dwelling to incorporate an enlarged, two storey porch feature and the insertion of rooflights to the front and rear of the property. Permitted 20/06/2022.

3/2021/1183- Variation of condition 2 of planning permission 3/2021/0168 to amend the approved design to incorporate a hipped to gable to roof conversion and other minor alterations. Permitted 19/01/2022.

3/2021/0870- Non material amendment of planning application 3/2020/0072. Proposed change of hip to gable roof; door and window positions revised on front elevation; slate roof tiles to main roof. Refused 12/10/2021.

3/2021/0654- Discharge of condition 3 (materials) from planning permission 3/2021/0168. Permitted 29/06/2021.

3/2021/0168- Amendment to planning permission 3/2020/0072 to allow brick to be used as an external finish, and to allow bi-fold doors to the front of the garage. Permitted 23/03/2021.

3/2020/0072- 1st floor extension raising the roof. Permitted 27/04/2020.

3/2019/0968- Raising and change of roof style to form first floor and dormers to the rear (resubmission of application 3/2019/0213). Refused 21/11/2019.

3/2019/0213- Replacement dwelling. Withdrawn 25/04/2019.

3/2016/0144- Proposed replacement dwelling following the demolition of the existing house. Permitted 17/08/2016.

Site Access/ Internal Layout

The LHA are aware that the dwelling will continue to be accessed off Paris which is a private, unadopted road located off Ramsgreave Road, a C classified road subject to a 30mph speed limit.

The LHA note that the access to the dwelling will remain existing but the parking arrangements will be altered to serve the proposed 5 bed dwelling.

The LHA have reviewed Avalon drawing number CHOU/02 Dwg 02A titled "Proposed Site Plan" and are aware that the parking arrangements comply with the LHAs parking

guidance as defined in the Joint Lancashire Structure Plan and so the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Avalon drawing number CHOU/02 Dwg 02A. 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