

REPORT FROM: HEAD OF HOUSING AND ENVIRONMENTAL HEALTH

TO: BARROWFORD AND WESTERN PARISHES COMMITTEE

DATE: 5TH MARCH 2025

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**STREET NAMING AND NUMBERING:
REQUEST TO NAME A LANE OFF WHEATLEY LANE ROAD, BARROWFORD**

PURPOSE OF REPORT

For Members to decide whether the unnamed lane off Wheatley Lane Road in Barrowford between Nos 141 and 145 should be formally named, and if so, to decide upon the name.

One of the adjacent owner-occupiers has objected to the proposals, whilst three directly affected are in favour.

RECOMMENDATIONS

- (1) That Members decide whether the unnamed lane between 141 and 145 Wheatley Lane Road should be formally named.
- (2) That, should Members agree to name the lane, they choose a suitable name.

REASON FOR RECOMMENDATIONS

To allow for the efficient delivery of mail and services to the occupiers of houses accessed from the lane.

BACKGROUND

1. Planning permission for a new-build detached dwelling on land behind 145 Wheatley Lane Road in Barrowford was granted on 16 October 2023 (23/0686/FUL).
2. The dwelling will be accessed from an unnamed lane which runs between 141 and 145 Wheatley Lane Road. Where a dwelling does not front onto a named street, it is addressed from the nearest named street which provides access. No 141 faces Wheatley Lane Road but is accessed at the side onto this lane and there are a further two dwellings at the bottom which are numbered 143 and 143A. Land Registry records indicate these two addresses have existed since 1961.

3. This new dwelling, which lies between 143A and 145 would be numbered 143B Wheatley Lane Road to maintain a proper sequence of numbering. Dwellings can be named if a system of numbering is not established or they cannot be incorporated into an existing numbering scheme, eg they lie prior to No 1. However, where a dwelling can be numbered, then we are required to assign one. If a space in the numbering is not available to allow for a whole number to be assigned, a suffix is added. These are referred to as fractions.
4. National best practice guidance warns against manipulating addresses or numbering out of sequence to achieve a more prestigious postal address. The primary concern should be in helping to achieve an efficient postal service or providing accurate locations for the emergency services.

ISSUE

5. We have received a request from the developer (the owner-occupier of 145 Wheatley Lane Road) to formally name the lane and use this for the postal address for the new dwelling instead of Wheatley Lane Road.
6. The lane is approximately 80m long, is privately maintained and is unlikely to have highway rights for the public as it only provides access to the private dwellings. However, this does not prevent the lane from being named.
7. The legal definition of a street is provided by the New Roads and Street Works Act 1991:
 - any highway, road, lane, footway, alley or passage;
 - any square or court; and
 - any land laid out as a way whether it is for the time being formed as a way or not.

Where a street passes over a bridge or through a tunnel, references in this part to the street include that bridge or tunnel.

The provisions of this part apply to a street which is not maintainable highway subject to such exceptions and adaptations as may be prescribed.

8. The developer has stated that she often gets visitors looking for 143 or 143A as the dwelling fronting onto the main road prior to hers is 141 and the other two dwellings are not visible from the main road. Registering another dwelling behind 145 may add to this confusion.
9. If the lane was named, then ideally all the properties accessed from it would be addressed from it too and therefore be renumbered accordingly. However, we would not compel owner-occupiers to have their properties renumbered if they objected to the scheme, but we could not readily number one dwelling onto the lane with its own postcode whilst keeping the two dwellings further down numbered from Wheatley Lane Road with a different postcode.
10. The owner-occupier of 141 objects to the naming of the lane and would not be willing to have her dwelling renumbered. But the owners of 143 and 143A are in favour of naming the lane and having their properties renumbered.
11. We can proceed without affecting 141 as that property, although accessed from the side entrance onto the lane, faces onto Wheatley Lane Road and is at the top of the lane. The owner-occupier of 141 owns half of the lane up to the centre point, but the proposal would not affect their ownership or its maintenance. The lane is unadopted and will remain so regardless of whether it has a street name or not.

12. Changing an existing address can be extremely disruptive. Whilst it is easy for the Council to register a major change of address, there are many address lookup systems which are based on either Royal Mail's *Postal Address File* or Ordnance Survey's *AddressBase*, which is supplied with information from the Council's Local Land and Property Gazetteer. How often companies update their systems depends on their subscriptions, with some getting daily updates and others monthly, quarterly or annually. No system will ever be updated instantly, and delays with the speed that companies update their records can result in someone's new address not appearing for a considerable time. These problems do resolve themselves over time, but several applicants who have requested a change of house name have asked for the original name to be restored because the disruption was too great for them.
13. The Council would be responsible for notifying the various statutory undertakers of the new addresses, but the owner-occupiers would be responsible for notifying their own service providers, eg doctors, dentists, DVLA, mortgage lenders, etc, some of whom may charge an administrative fee to update their records. Should the owner-occupiers incur any losses or expenditure from choosing to have their addresses changed, the Council would not be able to compensate them.
14. Alternatively, the Council could decline to name the lane and assign the number 143B in keeping with the other dwellings. The developer could always add an alias name as long as it was used in addition to the number and not instead of it. For example, the owner-occupier of 141 has an alias name of Uplands.
15. If the lane was named, a new street nameplate would need to be provided. The developer has agreed to provide it in the first instance, but the Council would become responsible for maintaining it and replacing it should it be damaged.

PROPOSED STREET NAMES

16. The developer has submitted three proposed names, in order of preference:
 - (a) **Cherry Tree Lane** (reason: the plan is to plant a line of cherry trees along the lane once the building work has been completed).
 - (b) **Lime Tree Lane** (reason: there are several lime trees running alongside the lane in the garden of No 145).
 - (c) **Highfield Lane** (the field below the lane is named Highfield).
17. There are no duplicate names in the vicinity and therefore all three would be suitable.

SUMMARY

18. A new dwelling needs its address registering. It can easily be numbered into the existing scheme as 143B Wheatley Lane Road. The developer could add an alias house name if they wished.
19. The developer wishes to name the lane and address the dwelling from that. If members chose option 16(a) above, we would register it as 1 Cherry Tree Lane rather than 143B Wheatley Lane Road.
20. Naming the lane would directly affect the owner-occupiers of two existing dwellings. Both owner-occupiers are supportive of the proposals but the owner-occupier of 141 Wheatley Lane Road objects to the scheme but their dwelling can be excluded from the scheme without creating a significant address anomaly.

21. If agreed, a new street nameplate will be provided by the developer as part of the works but we would need to add it to our list of nameplates we maintain.

IMPLICATIONS

Policy: None arising directly from the report.

Financial: A new street nameplate would need to be provided by the developer in the first instance, which would then be maintained by the Council. The Council would not be able to compensate any owner-occupier who incurred losses or expenditure in choosing to have their address changed.

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: Accurate location of properties is vital for emergency services.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.

APPENDICES

Appendix 1 - Location Plan

LIST OF BACKGROUND PAPERS: None.



Housing and Environmental Health
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DRAWING NO

SERVICE
 Housing and Environmental Health

PROJECT
 Street Naming and Numbering

DESCRIPTION
 New Dwelling Behind 145 Wheatley Lane
 Road, Barrowford

SERVICE
 1:1250

DRAWN BY
 MH

DATE
 18 Feb 2025

Revisions

No.	Detail	Date