

Ribble Valley Borough Council  
Housing & Development Control

Tel  
Email

Your ref 3/2022/0206  
Our ref D3.2022.0206  
Date 31<sup>st</sup> May 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0206**

Address: **8 Spring Gardens Clitheroe Road Waddington BB7 3HH**

Proposal: **Proposed two storey side extension to existing 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.

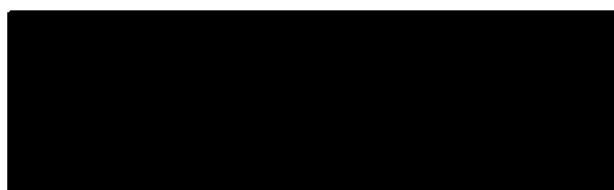
### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the proposed two storey side extension at 8 Spring Gardens, Clitheroe Road, Waddington.

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

3/2018/0167- Demolition of existing garage and construction of 2 storey side extension. Permitted 15/11/2018.

The LHA are aware that the dwelling will continue to be accessed off Clitheroe Road which is a B classified road subject to a 30mph speed limit.



The LHA have reviewed SPA drawing number 6572-P01A titled " Proposed Floor Plans, Elevations and Site Plan" and are aware that the existing access will be extended to provide 2 car parking spaces on the driveway for the 3-bed dwelling. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan and so the LHA have no objection to the proposal.

The LHA do make the Applicant aware that a dropped kerb application is required to be submitted to the LHA. Please see the informative below for more details.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on SPA drawing number 6572-P01A have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6572-P01A. 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).

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

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.

## **Informative**

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

(For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.)

Yours faithfully



Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council