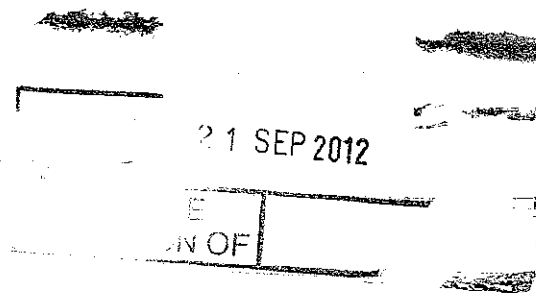


Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA



Martin Nugent
01254 828060
D3/12/0736

Drafted 21 September 2012

Dear Sir

**Planning Application, Ribble Valley District
D3-12-0736 Austin House, Fell Road, Waddington**

I refer to your letter of 30 August 2012 concerning the above application.

I have no objection to this application on highway safety grounds.

The plans being considered in relation this application indicate that it will operate as a three bedroom property. With the remodelling of the internal layout on the ground floor, the integral garage will no longer provide an identifiable off street parking space for the use of residents and visitors.

In order to accommodate the anticipated vehicular activity associated with a residential property of this size I would require that two car parking spaces be provided and that these are available to allow manoeuvring to and from Fell Road in a forward gear. The site plan provided for this application identifies that such provisions are achieved.

In addition, this application also seeks to amend the width of the opening in the boundary wall. I have no objection to this aspect of the application as it will assist with manoeuvring to and from the site with no physical change in the existing driveway.

The physical alterations to the entrance do not impact on the existing acceptable sightlines at this location. However, the actual alignment of the boundary wall is not accurately reflected on the site plans and there would be considerable benefit in establishing clarity on this matter at this time. I would recommend that the site be surveyed and plans redrafted.

The provision of footway is intermittent to the north side of Fell Road and is not present to the south side. Austin House is also located within a series of bends approaching Waddington village. The prospect of displaced vehicles parking on Fell Road is highly unsatisfactory and would have a direct detrimental impact on highway safety on the immediate vicinity of Austin House and, more generally, on the northern approach to Waddington.

However, I am satisfied that the appropriate off street car parking provisions can safely be accommodated within the site and that the proposed layout is not detrimental to the safe movement of vehicles to and from the site.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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