

Ribble Valley Borough Council
Church Walk,
Clitheroe,
BB7 2RA

Phone: 0300 123 6780
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Your ref:
Our ref: LHS/CS/3/2015/0628
Date: 24th August 2015.

For the attention of Adam Birkett

Proposal:	Demolition of outbuilding, new two storey side extension and porch
Location:	14 Queensway Waddington BB7 3HL
Grid Ref:	372970 - 443453

With regard to your letter dated the 7th August 2015

The Highway Development Control Section does not have any objections in principle to the proposed extension, providing the applicant can provide adequate off road car parking in the interest of highway amenity.

The Joint Lancashire Structure Plan recommends three off-road car parking spaces for four bed properties. From observations on site the applicant has room to park one car on road fronting their property without causing an obstruction or affecting the parking for the adjacent properties.

The applicant is advised to provide details to park three vehicles without causing an obstruction to adjacent properties. The parking bays to be minimum of 2.4 x 5m and a clear pedestrian access of 900mm is required to access the front door.

As part of any off-road parking provision the applicant would need to provide a vehicle access within the existing adopted highway and these works to be carried out under a section 184 agreement with Lancashire County Council.

The Highway Development Control Section recommends the following conditions as part of the formal planning decision: -

1. A car park and manoeuvring scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter. Reason: To allow for the effective use of the parking areas.
2. No part of the development shall be commenced until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 184 agreement,

Phil Barrett
Director of Community Services
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under the Highways Act 1980. Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

The Highway Development Control Section recommends the following notes as part of the formal planning decision: -

1. The new vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Environment Directorate before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "vehicular crossings".

If you have any questions please do not hesitate to contact me.

Yours sincerely

Stewart Gailey
Highway Development Control Engineer