

Ribble Valley Borough Council
Housing & Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/0293
Our ref
Date 30th May 2019

Dear Adam

Application no: **3/2019/0293**

Address: **Mill Farm Mill Lane Waddington BB7 3JJ**

Proposal: **Proposed demolition of existing garage/workshop, with a replacement holiday cottage to be constructed**

I have viewed the plans and submitted documents and I have the following comments to make:

Summary

The proposal will result in the demolition of an existing building to which is then being replaced with the construction of a 3 bedroom holiday cottage.

Parking

The proposed holiday cottage is to be sited on Mill Lane which is a privately maintained road, namely X5092.

The proposed parking is to be sited within the curtilage of the holiday cottage where four parking spaces are proposed. However, in accordance with the planning statement "The new cottage would also provide over flow car parking for the existing 2 cottages" I would therefore consider four parking spaces to be sufficient.

Conclusion

In accordance with the proposed site plan, project number PHA/328 dated 22/03/2019;

I would raise no objection to the proposal on highway grounds.

Phil Durnell

Director of highways and Transport
Lancashire County Council
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 01282 470840.

Yours faithfully

Robert Gregg
Highways Development Support
Community Services
Lancashire County Council