

Ribble Valley Borough Council
Housing & Development Control

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

F.A.O. Ben Taylor

Your ref 3/2021/0638
Our ref
Date 08 July 2021

Dear Ben

Planning Application No: 3/2021/0638
Proposal: Conversion of garage to living space.
Location: 1 Cornmill Court Waddington BB7 3HB

I have viewed the plans and the highway related documents submitted, and further to a visit to the site, I have the following comments to make:

Further to additional information provided on email ref. BT/7/7/21, and Drawing No. ADM/21/20/04, and the points noted below, there is no objection to this proposal..

Changes to the vehicular access will be required with this proposal.

If a gate is still required with this proposal, then a sliding gate would maximise the space on the drive.

Providing the parking standards can be met for this size of proposal within the curtilage of the property then no objection on highway grounds.

I would recommend the following condition:

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the life time of the dwelling existing in its proposed state. Reason: to ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Notes

Phil Durnell
Director of highways and Transport
Lancashire County Council
PO Box 100 • County Hall • Preston • PR1 0LD
www.lancashire.gov.uk

1. This consent may require 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>

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Highways Development Support
Lancashire County Council