

Ribble Valley Borough Council  
Housing & Development Control

Tel 0300 123 6780  
Email [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref 3/2021/0801  
Our ref D3.2021.0801  
Date 21<sup>st</sup> October 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0801**

Address: **Kelvedon Beechthorpe Avenue Waddington BB7 3HT**

Proposal: **Proposed demolition of a single storey kitchen. Construction of 2 storey side extension and single storey rear extension.**

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**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of a re-consultation for the proposed demolition of a single storey kitchen, the construction of a 2-storey side extension and a single storey rear extension at Kelvedon, Beechthorpe Avenue, Waddington.

The LHA previously responded to the application on 12<sup>th</sup> October 2021 requesting further information regarding the site access. This was because the proposed driveway was contrary to the dimensions as defined in the LHAs guidance titled

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
PO Box 100 • County Hall • Preston • PR1 0LD  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

"Code of Practice Vehicle Crossings", which requires a driveway to be a minimum of 4.8m in length for a driveway to be acceptable.

Since then the Agent has submitted an amended plan which will be reviewed below.

### **Site Access**

The LHA understands that the site is currently accessed off Beechthorpe Avenue which is an unclassified road subject to a 30mph speed limit.

Following the proposed extension to the existing dwelling, the access and the driveway will be altered.

The LHA have now reviewed Peter Hitchen drawing number A1.2 titled "Amended Proposed Site Plan," and are satisfied that the access arrangements and the driveway length complies with the LHAs guidance and so the LHA have no objection to the proposal.

The LHA makes the Applicant aware that they will need to apply for a dropped kerb application to alter the access and should any of the existing dropped kerbs at the access not be needed following the proposal, these will need to be reinstated to full height. This will be conditioned below.

### **Internal Layout**

The LHA have reviewed Peter Hitchen drawing number A1.2 titled "Amended Proposed Site Plan," and understands that the site will provide 2 car parking spaces for the proposed 4 bed dwelling.

This does not comply with the Joint Lancashire Structure Plan which requires a 4-bed dwelling to provide 3 car parking spaces. Therefore, there is a shortfall in one car parking space.

Notwithstanding this, the LHA will accept the shortfall in parking in this case. This is because there appears to be adequate space for on-street parking and whilst this is not ideal the LHA would not advise refusal of an application based on a shortfall of one parking space when compared to the existing situation.

### **Conditions**

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Peter Hitchen drawing number A1.2 titled "Amended Proposed Site Plan" 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. No building or use hereby permitted shall be occupied or use commenced until the footway (and/or verge) has been reinstated to full kerb height, where any vehicle crossover(s) are redundant, in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: To maintain the proper construction of the highway and in the interest of pedestrian safety.

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Peter Hitchen drawing number A1.2 titled "Amended Proposed Site Plan". 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).

4. 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)

### **Informatives**

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

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport

