

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2022/0677
Our ref D3.2022.0677
Date 5th August 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0677**

Address: **8 Queensway Waddington BB7 3HL**

Proposal: **Proposed new tiled roof to conservatory, single storey front and side extensions to create additional living accommodation.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey front and side extensions to create additional living accommodation at 8 Queensway, Waddington.

The LHA are aware that the dwelling will continue to be accessed off Queensway which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed AW+A drawing number PL/05 titled "Proposed_Site_Block Plan" and are aware that 3 car parking spaces will be provided. However, the LHA have concerns that the space located adjacent to the proposed extension will be unusable due to the proposed extension and proposed parking space being in close

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proximity to each other. Usually, the LHA would require the parking space to be 2.9m wide given that it is bound by the extension. But unfortunately, there is limited space for this occur and so the LHA require the space to be removed and an amended parking plan is submitted.

The LHA also require further information regarding how many bedrooms the dwelling will have following the proposal. The LHA remind the Agent and the Applicant that a 3-bed dwelling is required to provide 2 car parking spaces while a 4 bed is required to provide 3 car parking spaces.

The LHA inform the Agent and Applicant that should the site have a shortfall of one car parking the LHA are likely to accept the shortfall given that vehicles already park on-street and granted that parking on-street will not conflict with any neighbours driveways.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council