

Ribble Valley Borough Council  
Housing & Development Control

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Your ref 3/2022/0677  
Our ref D3.2022.0677  
Date 30<sup>th</sup> 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**

#### **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**

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

The LHA previously responded to the application on 5th August 2022 requesting further information regarding the parking arrangements at the site. Since then a revised drawing has been submitted which is shown on AW+A drawing number PL/05 Rev A titled "Proposed\_Site\_Block Plan" and this will be reviewed below.

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.

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**Phil Durnell**

Director of highways and Transport  
Lancashire County Council  
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The LHA have reviewed AW+A drawing number PL/05 Rev A titled "Proposed\_Site\_Block Plan" and are aware that 2 car parking spaces will be provided for the 4-bed dwelling. However, this does not comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan which requires a 4-bed dwelling to provide 3 car parking spaces.

Despite this, the LHA will accept the shortfall in parking in this case. This is because off-street parking already occurs on Queensway and so is a pre-existing situation and the addition of one further vehicle will not exacerbate the current highway situation given that no parked vehicles will conflict with any neighbouring dwellings access and driveway.

### **Conditions**

The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance AW+A drawing number PL/05 Rev A. 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).

Yours faithfully

**Ryan Derbyshire**  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council