

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/0791
Our ref: D3.2022.0791
Date: 29th September 2022

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2022/0791**

Address: **Twitter Bridge Farm Twitter Bridge Farm Twitter Lane Waddington BB7 3LG**

Proposal: **Substitution of house type for the conversion of the barn. Previously approved under 3/2018/0750.**

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 an application for the proposed substitution of a house type for the conversion of a barn which was approved under application reference 3/2018/0750 at Twitter Bridge Farm, Twitter Lane, Waddington.

The LHA have reviewed the supporting documents and are aware that the site access will remain as existing and has already been approved to serve the proposed dwelling following application reference 3/2018/0750.

Lancashire County Council

Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD



The only thing that has changed from the approved application is that the number of bedrooms have increased from 4 to 6 and the internal garage has been removed, as shown on Avalon drawing number TBB/01 Dwg 02 titled "Proposed Plans and Elevations."

As a result, as shown on Avalon drawing number TBB/01 Dwg 03 the parking arrangements at the site has changed meaning that the 3 provided car parking spaces will be located on the yard. This complies with the LHAs guidance and so the LHA have no objection to the proposal.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Avalon drawing number TBB/01 Dwg 03. 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).

2. Prior to the first occupation the proposed dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

REASON: In the interests of supporting sustainable travel.

Yours faithfully

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

