

Development Control
Ribble Valley Borough Council

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Your ref: 23.1004
Our ref: D3.23.1004
Date: 5th January 2024

App no: 23.1004

Address: The Hawthorns West Bradford Road Waddington

Proposal: Demolition of existing dwelling. Construction of replacement two-storey dwelling with rooms in the roofspace, single-storey annex and relocation of site access. Resubmission of 3/2023/0759

The submitted documents and plans have been reviewed and the following comments are made.

History

Application reference 2/2023/0759 for the demolition of existing dwelling. Construction of replacement two-storey dwelling with rooms in the roofspace, single-storey annex and relocation of site access was refused with no highway reasons for refusal.

Application reference 3/2023/0142 for the demolition of the existing dwelling and creation of two new semi-detached 4 bedroom dwellings with associated access, parking and garden areas was refused with reason 4) on highway safety grounds.

Reason 4 - The proposal is considered to be in direct conflict with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy insofar that the proposal fails to provide an adequate level of dedicated off-street parking provision to serve the level and provision of accommodation associated with the proposed dwellings, which is likely to result in the exacerbation of existing highways problems in the area by virtue of increased vehicular parking on the highway.

The site plan included the provision of 4 car parking spaces which was a shortfall of 2 spaces for the 2 x 4 bedroom dwellings.

Proposal

This application seeks the demolition of the existing dwelling and the erection of a single 4 bedroom dwelling and detached 1 bedroom annex. There is a new access proposed to serve 3 driveway car parking spaces and a single garage. The garage is smaller than the recommended internal size of 3m by 6m therefore it is not

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counted as a parking space. There is however space in front of the garage for a fourth car. The garage would count as secure cycle storage.

Access and parking

The same site access and parking arrangements are proposed for this application as were proposed for the previous application. This is considered to be acceptable for the 1 x 4 bedroom dwelling and the 1 x 1 bedroom annex.

A condition is requested to ensure that the boundary treatments are kept below 1m high to ensure that the visibility splays are protected.

PROW

It is noted that the public footpath FP0343023 is currently routed along the southwestern boundary of the site. The proposal includes the widening of the route to 2m wide. Details of the surface construction will need to be submitted for approval and they will need to tie into the existing construction and provide adequate edge restraint along the site boundary. These works will require the temporary closure of the footpath for the safety of the users. This must be agreed with Lancashire County Council Public Rights of way team in advance of any works.

Conclusion

Lancashire County Council acting as the 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.

1. Prior to first occupation of the development hereby permitted, the site access shall be formed with a concrete kerbed edge along the carriageway of West Bradford Road and radii kerbs in accordance with the approved plans and Lancashire County Councils specification. Reason: To ensure adequate restraint for the carriageway construction and site access for highway safety.
2. Prior to first occupation of the development hereby permitted, the site access and parking spaces shall be surfaced in a porous, bound material. Reason: To ensure no debris or surface water is deposited onto the highway for highway safety.
3. Prior to the commencement of any works to widen the public footpath a construction specification should be submitted for approval including a timetable of works and temporary closure of the footpath. The works should be completed within the agreed timetable. Reason: To protect the footpath users for highway safety.
4. The entire boundary treatment along West Bradford Road and along the public footpath FP0343023 for the first 2m and along the boundary of the neighbouring dwelling named Hunters Gate for the first 2m shall be provided and maintained below 1m high. Reason: To ensure adequate visibility splays are provided for highway safety.



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