

Ribble Valley Borough Council  
Housing & Development Control

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

Your ref: 3/2023/1051  
Our ref: D3.2023.1051  
Date: 22<sup>nd</sup> February 2024

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/1051**

Address: **24 Waddow Grove Waddington BB7 3JL**

Proposal: **Two storey extension to side and rear to include two rear dormers following demolition of existing extension, rooflights to side elevation and internal reconfiguration to residential property.**

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) have been re-consulted on an application for the proposed two storey extension at 24 Waddow Grove, Waddington.

The LHA previously responded to the application on 30th January 2024 requesting further information regarding the parking arrangements at the site, following the increase in bedrooms at the site.

Since then, the Agent has submitted Stanton Andrews drawing number PL01 Rev B titled "Proposed Site and Roof Plan." This drawing will be reviewed below.



## **Site Access/Internal Layout**

The dwelling will continue to be accessed off Waddow Grove which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed Stanton Andrews drawing number PL01 Rev B titled "Proposed Site and Roof Plan" and are aware that the dwelling can now provide 3 car parking spaces for the proposed 4 bed dwelling. The parking arrangements now complies with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan

To provide the additional car parking space, the existing dropped vehicle crossing will need amending to allow access to the additional parking space. This will need to be carried out under an agreement (Section 171) with Lancashire County Council, as the highway authority. Please see the informative below for more information.

The LHA also inform the Agent/ Applicant that the gully provided adjacent to the existing site access may need to be relocated as part of the extension to the dropped crossing. This requirement will be assessed as part of the Section 171 agreement.

## **Conditions**

1.No building or use hereby permitted shall be occupied or use commenced until dropped kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site in accordance with the approved plans and Lancashire County Council's Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.

REASON: In the interests of highway/pedestrian safety and accessibility.

2.The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

REASON: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway.

3.The surface water from the approved driveway/hardstanding shall be collected within the site and drained to a suitable internal outfall.

REASON: In the interest of highway safety to prevent water from discharging onto the public highway.

## **Informatives**

This consent requires the construction, improvement or alteration of an access to the publicly maintained highway. Under Section 171 of the Highways Act 1980 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on



lsvvehiclecrossing@lancashire.gov.uk for the list of approved contractors and to start the Section 171 process.

This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.

Yours faithfully

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

