

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/1051  
Our ref: D3.2023.1051  
Date: 30<sup>th</sup> January 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**

#### **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**

#### **Introduction**

The Local Highway Authority (LHA) have been consulted on an application for the proposed two storey extension at 24 Waddow Grove, Waddington.

#### **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 A titled "Proposed Site and Roof Plan" and are aware that the dwelling can provide 2 car parking spaces for the proposed 4+ bed dwelling. This does not comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, which requires a 4+ bed dwelling to provide 3 car parking spaces. As a result, the LHA require a revised parking plan to be submitted showing that the site can provide a minimum of 3 spaces.

The LHA require that the parking guidance is complied with because the dwelling is opposite the turning area for Waddow Grove. Therefore, the LHA do not want to allow any inappropriate parking on the adopted highway which could compromise the use of the turning area for large vehicles.

The LHA advise that the access and the driveway is extended by a further 2.4m which will incorporate a part of the adjacent grassed area. This should be shown on a revised parking plan and the LHA inform the Applicant that any extension to a dropped kerb will need separate consent from Lancashire County Council.

Yours faithfully

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

