

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2024/0289
Our ref: D3.2024.0289
Date: 25th June 2024

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2024/0289**

Address: **Former Post Office 83 The Square Waddington BB7 3HZ**

Proposal: **Regularisation of change of use of former ground floor post office and shop (Use Class E) together with existing flat on first and second floor (Use Class C3) to form one new dwelling (Use Class C3).**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection

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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) have been consulted on an application for the proposed change of use of former ground floor post office and shop (Use Class E) together with existing flat on first and second floor (Use Class C3) to form one new dwelling at Former Post Office, 83 The Square, Waddington.

Site Access/ Internal Layout

The proposed dwelling will continue to be accessed off The Square which is a B classified road subject to a 30mph speed limit.



The LHA have reviewed the supporting information and are aware that the proposal will provide 3 bedrooms. For the site to comply with the LHAs parking guidance as defined within the Joint Lancashire Structure Plan, the LHA require 2 car parking spaces to be provided.

The LHA are aware that an informal parking area is provided on the cobbled surface which fronts the proposed dwelling and the adjacent terraced housing along The Square. While the LHA do not want to formalise this parking area with it being located opposite the junction between West Bradford Road/ Slaidburn Road, the LHA are aware that the area has been in use for some time and so is considered lawful in planning terms. The Applicant has indicated that a minimum of one car parking space can be provided on the cobbled surface.

Whilst this does show that the proposed dwelling has a shortfall of 1 space, the LHA will accept any shortfall in parking. This is because the parking demand for the existing Post Office and the existing flat would exceed the minimum requirement for a 3-bed dwelling, with the existing site expected to provide a minimum of 3 spaces. Therefore, given this reason it would be unreasonable to request that the proposed dwelling complies with the LHAs parking requirements and as such the LHA have no objection to the proposal.

Yours faithfully

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

