

Ribble Valley Borough Council
Council Offices
Church Walk,
Clitheroe
Lancashire
BB7 2RA

Phone: 0300 123 6780
Email: Kathryn.Walsh@lancashire.gov.uk
Your ref: 3/2024/1028
Our ref: 3/2024/1028/HDC/KW
Date: 13 March 2025

Location: Apple Tree Cottage 4 Orchard Cottages Branch Road Waddington
BB7 3HR
Proposal: Proposed single-storey side extension and internal alterations.
Grid Ref: 372959 443887

Dear Emily Pickup

With regard to your consultation letter dated 27 February 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Further Information

Lancashire County Council acting as the Local Highway Authority (LHA) 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.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed single storey side extension and internal alterations at Apple Tree Cottage, 4 Orchard Cottages, Branch Road, Waddington.

Site Access

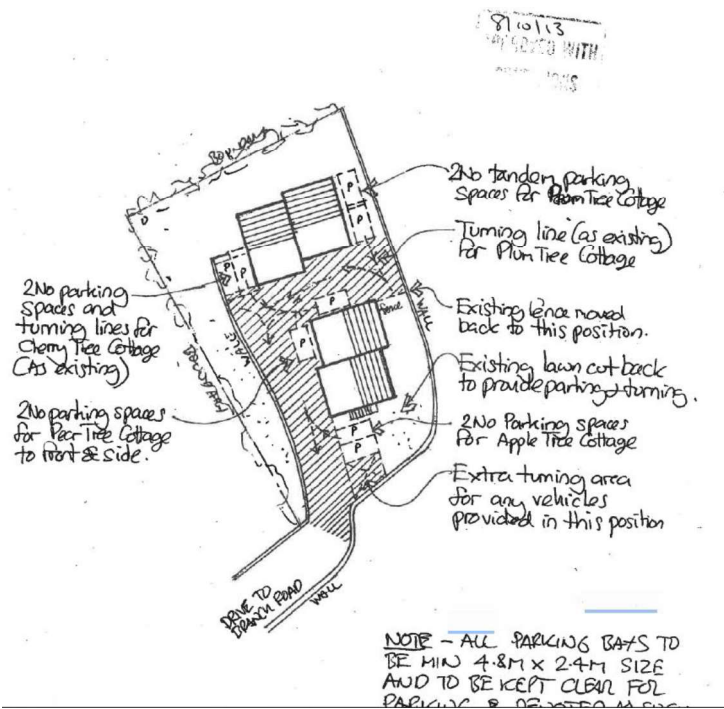
The LHA are aware that the site access from Branch Road will remain unaltered following the proposal. The private single access road is also used to access the car park to the rear of Waddington Arms as well as several other dwellings which sit close to the development site.

Internal Layout

A 3-bedroom dwelling should have 2 off street parking spaces to comply with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. These spaces should measure 2.4m x 5m where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided. Where the driveway is shared pedestrian access an additional 0.8m should be provided.

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The original permission for the cottages, as noted in the site plan under planning application 3/2013/0319, included parking and turning provisions outside of the private access road, which should continue due to the single-track nature of the private access road to the development. An extract from the previous permissions is shown below:



Therefore, it is expected that parking and turning provisions be provided adjacent to the dwelling, as such a proposed parking plan should be provided as part of this application.

Conclusion

In conclusion, compliance with parking standards under the Joint Lancashire Structure Plan remains a key requirement. It is essential that two off-street parking spaces, meeting the specified dimensions and allowances, are provided for the 3-bedroom dwelling. The continuation of parking and turning provisions, as outlined in the original planning permissions, is necessary due to the single-track nature of the access road. A proposed parking plan should therefore accompany this application to ensure adherence to these standards.

Yours sincerely

Kate Walsh
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council
T: 01772 533235
W: <http://www.lancashire.gov.uk>