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Your ref: 3/2025/0189
Our ref: 3/2025/0189/HDC/KW
Date: 29 April 2025

Location: Moorcock House Slaidburn Road Waddington BB7 3AA
Proposal: Demolition of existing 4 bedroom dwelling and construction of replacement 6 bedroom dwelling with integral garage.
Grid Ref: 371810 446661

Dear Ben Taylor

With regard to your consultation letter dated 15 April 2025, I have the following comments to make based on all the information provided by the applicant to date.

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) are in receipt of an application for the demolition of existing 4 bedroom dwelling and construction of replacement 6 bedroom dwelling with integral garage at Moorcock House Slaidburn Road Waddington BB7 3AA.

The LHA are aware of the planning history at the site which is listed below:

3/2023/0983 - Proposed conversion of part of existing agricultural building to stables, tack room and feed and fodder store. Construction of an equine manege, installation of solar panels and associated landscaping and boundary treatments. Approved.

3/2023/0946- Retention of re-positioned access gate and stone track off Slaidburn Road. Approved at appeal.

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Site Access

The LHA are aware that the site will continue to be accessed from a private access road which joins the adopted highway at Slaidburn Road, which is a B classified road, the B6478, subject to a national speed limit.

Internal Layout

The LHA have reviewed the proposed site plan within drawing number 006 Revision C. and are aware that the proposal will retain the existing access road and parking area as well as create an integrated garage. The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. The proposed garage measures approximately 7.6m long and 5.8m wide, and as such will support parking provisions for at least 1 vehicle. The proposal meets the parking standard for a 6 bedroom dwelling as defined in the Joint Lancashire Structure Plan. Therefore, the LHA have no objection to the proposal.

Sustainability

The site shall increase its sustainable transport options to encourage and promote sustainable transport use. Therefore, the development shall include covered secure cycle storage to ensure the provision and availability of adequate cycle parking for each resident and the promotion of sustainable forms of transport, which can be catered for within the proposed garage.

Additionally, due to the nature of the application, it is expected that a charging point for electric vehicles is included in the development to promote sustainable modes of transport. The DfT guidance regarding Electric Vehicle Charging in Residential and Non-residential buildings states charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles.

Conditions

1. The development hereby permitted shall not be occupied until the car parking and turning areas have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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