

Ribble Valley Borough Council
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Your ref: 3/2025/0349
Our ref: 3/2025/0349/HDC/KW
Date: 04 June 2025

Location: Apple Tree Cottage 4 Orchard Cottages Branch Road Waddington
BB7 3HR
Proposal: Proposed single storey side extension and internal alterations
(pursuant to variation of condition 4 (Windows and Doors) and
condition 5 (Parking) on permission 3/2024/1028).
Grid Ref: 372959 443887

Dear Emily Pickup

With regard to your consultation letter dated 2 June 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objections subject to condition

Lancashire County Council acting as the Local Highway Authority (LHA) 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 or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

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 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.

Internal Layout

The LHA have reviewed drawing number 003 Revision H and note that there are 2 off street parking spaces which complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. Both parking spaces measure 2.4m wide and an

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additional 0.6m has been provided to support access due to the area being obstructed by a wall and hedge as well as being 5m in length.

Conditions

1. The development hereby permitted shall be brought into use until the car parking and turning areas shown on the approved plan(s) 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
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