

Ribble Valley Borough Council
Planning Section
Council Offices
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Your ref: 03.26.0002
Our ref: 03.26.0002
Date: 03.02.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0002

Grid Ref: 372789 443487

Proposal: Proposed single-storey rear extension, alterations to the front porch and adjacent roofs and two-storey side extension above the existing garage.

Location: 10 Pinder Close Waddington BB7 3LF

The plans and information submitted have been viewed together with a visit to the site and the following comments are made.

There is no increase in number of bedrooms with this proposal which will remain at 4. Parking standard requirements for a 4 bedroom dwelling is 3 parking spaces and these can be provided on the drive.

As the dwelling is on a turning head; a construction management plan needs to be agreed in order to maintain safety during construction work and to minimise disruption to the neighbours.

The Highway Development Control Section is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site.

There is no objection to the proposal subject to the following condition and comments being noted.

Condition

Prior to work starting on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents and pedestrians in the vicinity of the site.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

