

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/0434
Our ref D3.2021.0434
Date 1st July 2021

FAO Ben Taylor

Dear Sir/Madam

Application no: **3/2021/0434**

Address: **38 Eastfield Drive West Bradford BB7 4TQ**

Proposal: **Proposed removal of existing garage and conservatory, formation of new side and rear two storey extension with new and extended dormers.**

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

The Local Highway Authority (LHA) have been consulted on an application for the removal of an existing garage and conservatory, formation of new side and rear two storey extension with new and extended dormers at 38 Eastfield Drive, West Bradford.

The LHA have reviewed the supporting documents and understands that the number of beds at the dwelling will increase from 3 to 4.

For a dwelling to comply with the Joint Lancashire Structure Plan, a 4-bed dwelling is required to provide 3 spaces.

Phil Durnell

Director of highways and Transport
Lancashire County Council
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The LHA have reviewed drawing number 21/004/3 titled "Proposed Site Plan" and understands that 3 spaces can be provided on the driveway. Therefore, the LHA have no objection to the proposal.

Yours faithfully

Ryan Derbyshire

Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council