

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2022/1033
Our ref: D3.2022.1033
Date: 2nd December 2022

FAO Mark Waleczek

Dear Sir/Madam

Application no: **3/2022/1033**

Address: **24 Westfield Drive West Bradford BB7 4TF**

Proposal: **Proposed garage conversion including infilling the existing garage door.**

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) are in receipt of an application for the proposed garage conversion at 24 Westfield Drive, West Bradford.

The LHA are aware of the recent planning history at the site with it being listed below:

3/2021/0387- Proposed single storey rear extension and associated internal alterations. Permitted 18/06/2021.

The LHA are aware that the dwelling will continue to be accessed off Westfield Drive which is an unclassified road subject to a 30mph speed limit.

Lancashire County Council
Phil Durnell
Director of Highways and Transport
PO Box 100, County Hall, Preston, PR1 0LD

The LHA have reviewed the internal dimensions of the existing garage and are aware that it is unlikely that the garage provides a car parking space for the 2-bed dwelling. Therefore, with the parking arrangements remaining unaltered following the proposal, the LHA have no objection to the proposal.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council