

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0096
Our ref: D3.2023.0096
Date: 24th March 2023

FAO Emily Pickup

Dear Sir/Madam

Application no: **3/2023/0096**

Address: **26 Oakdale Drive Whalley BB7 9FW**

Proposal: **Proposed conversion of the detached garage to living accomodation.**

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

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of a detached garage to living accommodation at 26 Oakdale Drive, Whalley.

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

3/2023/0091- Certificate of Lawfulness for a proposed dormer loft conversion. Permission not required 21/03/2023.

Lancashire County Council

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



Site Access/ Internal Layout

The LHA are aware that the dwelling will continue to be accessed off Oakdale Drive which is an unclassified road subject to a 20mph speed limit.

The LHA have reviewed RVA drawing number 2275-P01 titled "Existing Site Plan" and are aware that the site will continue to provide 2 car parking space for the 4-bed dwelling, following application reference 3/2023/0091.

The LHA are aware that the internal dimensions of the garage measure 5.3m x 5.3m, which does not comply with the LHAs guidance when providing a car parking space due to the LHA requiring the minimum internal dimensions to be 6m x 3m.

Therefore, the conversion of the garage will not impact upon the parking arrangements at the site and so the LHA have no objection to the proposal.

Yours faithfully

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

