

Burnley Borough Council
Town Hall
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Your ref: CEA/2022/0488
Our ref: CEA/2022/0488/HDC/KW
Date: 30 August 2022

FAO Lesley Blakey

Location: 62 Cumbrian Way, Burnley, Ightenhill
Proposal: Replace garage doors/brick-up & external works to garage walls
Grid Ref: 381992, 433815

Dear Lesley

With regard to your consultation letter dated 16 August 2022, I have the following comments to make based on all the information provided by the applicant to date.

Whilst in principle Lancashire County Council have no objections to the proposed application, the development will result in the removal of a double garage which reduces the available off-street parking provisions.

A 4-bedroom dwelling should provide at least 3 off street parking spaces to ensure a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. These spaces should measure 5m in length and 2.4m wide, where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided. Where the driveway has shared pedestrian access an additional 0.8m should be provided. If 3 vehicles are parked within a driveway, it is expected that at least 2 vehicles can enter and exit the area independently.

Whilst the retention of the driveway will support the parking of 2 vehicles, 1 additional space should be provided elsewhere within the boundary of the site. In order to progress the application, we would look for a plan showing at least 3 off-street parking spaces meeting the parking criteria mentioned above.

If you have any questions regarding my comments please do not hesitate to contact me.

Yours sincerely
Kate Walsh
Highway Development Control Technician
Highways and Transport
Lancashire County Council

Phil Durnell
Director, Highways and Transport
Lancashire County Council
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