

Graeme Thorpe

From: Hornby, Mark [Mark.Hornby@lancashire.gov.uk]
Sent: 22 March 2012 14:30
To: Graeme Thorpe
Cc: Ian McCarten
Subject: Consultation on planning applications 3/2012/0051, 0052, 0053 at 41 Dilworth Lane, Longridge

Attachments: garage visibility splay pdf; tree fell plan dwg pdf

Graeme

Application 3/2012/0051 Conservatory

I have no objection to this proposal.

Application 3/2012/0052 Triple garage / office

This is a resubmission of application 3/2011/0654 with the proposed building relocated away from the highway boundary and uses the existing gateway to access Dilworth Lane. I have no objection in principle to the proposal provided that the severely restricted visibility splays at the existing access are improved significantly.

A visibility splay of 2.4m x 50m is achievable to the east with the removal of the first tree and to the west by lowering the frontage wall within the applicant's control to a maximum height of 1m, in conjunction with the relocation / realignment of the existing frontage fence and gateposts. This has been agreed in principle with the applicants agent as detailed on the attached plan and could be conditioned accordingly in any consent granted.

Application 3/2012/0053 Three dwellings and associated parking area

This is a resubmission of application 3/2011/0655. A satisfactory visibility splay of 2.4m x 50m at the proposed new access to the parking area can be achieved with the felling of a number of frontage trees and this has been agreed in principle with the applicants agent as detailed on the attached plan. The number of parking bays has been increased from 6 to 7 thus allowing two spaces per dwelling plus a visitor space. The parking area will need to be paved in suitable materials i.e. not loose gravel or similar and be available for use prior to occupation of the dwellings. The proposed dwellings have been moved back slightly from the edge of carriageway to allow a 1.5m footway and facilitate good visibility to the east. I would ask however that the railings to the front of the proposed dwellings be removed from the plans as they appear to encroach on the available footway width. Subject to these points being addressed satisfactorily I have no objection to the proposal.

It would be prudent to have revised site plan drawings submitted for applications 0052 and 0053 incorporating all the above points to clarify the access and parking arrangements for any consent granted.

Regards

Mark Hornby BEng MSc MCIHT
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Environmental Services East

22/03/2012

