

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 22 February 2013 13:41
To: planning
Cc: Claire Booth
Subject: 03 /2013/0046 - Demolition of external garage and construction of one residential bungalow - 54 Whalley Road Sabden Lancashire BB7 9DZ

Claire Booth,

Planning Application Reference: 03 /2013/0046
Proposal: Demolition of external garage and construction of one residential bungalow
Location: 54 Whalley Road Sabden Lancashire BB7 9DZ

Following is my response in relation to the above planning application.

Site Visit : 21st February 2013

The proposed development is to demolish the existing garage building and erect 3 bed room detached dwelling. According to JLSP parking standards, 3 bed room dwelling will require 2 no parking spaces. The proposed layout indicates one integral garage as well as one parking space in the fore court area within the curtilage of the property. The access to the proposed development is from Whalley Road which is a 30mph distributor road. Visibility measured 2.4m from behind the existing kerb line of Whalley Road along the centre line of existing access is more than 50m in each direction along Whalley Road. Visibility is considered appropriate with regard to the speed of the road.

During my visit to the site it was observed that there were two mini buses parked. One within the curtilage of the main dwelling (no 54) and one within the existing garage behind the main dwelling. There were several cars parked to the side of the adjacent dwelling as well as along no54 right up to the existing medical centre. There is an existing PROW (FP102) which allows vehicular as well as pedestrian access to the proposed development and further ahead to the medical centre and existing recreating ground not far from the proposed development. Therefore several pedestrian are believed to be using FP102 as a link between the residential locality on either side of FP102..

It is believed that the current occupier of no 54 Whalley road is the owner of the proposed development and that he is willing to stop the existing transport business. This means there will be spaces available for other vehicles which is being occupied by the two mini buses. Since there is no formal signage of public footway etc, there is some danger of hazard situations with the private cars moving and reversing within the cul-de-sac area. It is anticipated that situation of pedestrian using the PROW, FP102 is considered accordingly and due care and attention is paid towards that.

In principle there is no objection to the proposed development. However, if you are minded to approve the application, I suggest to consider the following condition.

There shall be appropriate turning radius/area within the curtilage of the property which allows the vehicles to exit the property in forward gear position. Reason: To consider public safety. To this extant there may be need of amending the layout accordingly to include this situation.

Thank You

Uday Patel
Developer Support
(Environment Directorate - Lancashire Highway Services)

22/02/2013

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