

Graeme Thorpe

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 01 March 2013 09:26
To: Graeme Thorpe
Cc: planning
Subject: 3/2013/0051 -Cottages Top Row Sabden - Restoration of former cottages to create one three-bed roomed dwelling house with attached garage, garden room and provision of walled car parking area.

Graeme Thorpe,

Planning Application Reference: 3/2013/0051

Location: Cottages Top Row Sabden

Proposal: Restoration of former cottages to create one three-bed roomed dwelling house with attached garage, garden room and provision of walled car parking area.

The proposed development is rebuilding the existing redundant cottages to residential dwelling of 3 bed rooms with necessary living amenities including 3 no parking spaces. The proposal is to re-build on the same foot print of the existing cottages. The layout indicates one integral garage as well as external space which is able to accommodate 2no vehicles with turning facilities. The proposed development is adjacent to already existing terraced houses.

The access road to the proposed development is not adopted and is privately maintained. The access road forms a junction with the Clitheroe Road which is a 30 mph secondary distributor, urban, 2 way road. Visibility at the junction is considered to be of substandard nature. However, it is realised that the access road is in use for several residential dwellings for long time. There is one accident recorded in last 5 years about 25m in North direction of junction involving cyclist falling off while descending on the road.

While there will be construction activity for the proposed re-build of cottages, it is necessary to mention that the access road may be difficult to negotiate by large/long delivery vehicles. It may be necessary to consider that during the construction period the developer should ensure that no mud is deposited on the adopted highway (Clitheroe Road) by vehicles driving from the development site.

In principle there is no objection to the proposed development.

Thank You

Uday Patel

Developer Support

(Environment Directorate - Lancashire Highway Services)

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