

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 22 February 2013 14:59
To: Claire Booth
Cc: planning
Subject: 3/2013/0055 - Proposed 3rd double bedroom over existing kitchen extension and site car parking and turning area - Rose Cottage Main Street Grindleton BB7 4QT

Claire Booth,

Planning Application reference: 3/2013/0055
 Proposal: Proposed 3rd double bedroom over existing kitchen extension and site car parking and turning area
 Location: Rose Cottage Main Street Grindleton BB7 4QT

Following is my response to the above application.

Site visit: 21st February 2013

The proposed development is an extension of the kitchen and erection of first floor to create additional bed room. The proposal involves demolition of the existing garage which is a detached garage with a drive way. During my visit to site on 21st February 2013 it is realised that there is no dropped crossing in front of the drive way. There is a bus stop with stone bus shelter 12m away in southern direction of the existing drive way. Bus stop marking is on the road in front of the existing drive way.

Main street is a 30 mph road mainly serving the residential dwelling on both sides of the road. It is a narrow two way road. Currently there is no traffic regulation order for limitations of parking in the vicinity of the proposed development. Main street is also a bus route. During my visit to site it was observed that, several vehicles mainly cars were parked on one side of the road leaving the other lane open for traffic.

The proposal involves creation of additional bedroom within the property. According to JLSP domestic parking standards guidelines, 3 bed room dwelling will require 2 no parking spaces within the curtilage of the property. Proposal indicates demolition of existing detached garage and provision of vehicle turning space as well as parking of 2 vehicles within the curtilage of the property. It is noticed that there is a stone wall to the north of the existing drive way. Currently there is almost no visibility in the north direction due to the existing stone wall. Also in south direction of the existing access the visibility is limited to about 12m only. This is considered to be of substantial substandard nature. Although there is unlikely possibility to improve the visibility in south direction because of the third party property, there is likelihood of improving the visibility in north direction by taking down the stone wall adjacent to the drive way. It is noticed that there is an existing wooden fence along the frontage of the property along Main Street. This is likely to affect the improvement of visibility by taking down the stone wall.

With the above considerations, I am of the view that in principle there is no objection to the proposed development provided following conditions is considered in the planning approval process.

- The level of the driveway at Main Street shall be constructed 0.150m above the crown level of the carriageway of Main Strete. Reason: To safeguard the future reconstruction of the highway
- Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviours, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a

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potential source of danger to other road users.

- The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be available for use before the development is brought into use. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
- Before the development hereby permitted becomes operative, the existing wall on the highway frontage of the site to Main Street shall be reduced to and be permanently maintained henceforth at a height not greater than 900mm above the crown level of the carriageway of Main Street. The wooden fence over the existing stone wall to the frontage of the property shall be removed to improve the visibility. The stone wall adjacent to the existing drive way shall be removed to improve the visibility. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
- Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.
- The proposed access from the site to Main Street shall be constructed to a (minimum) width of 3.5m at the back of the footway. Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.
- No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users. There will be a requirement of construction of dropped kerbs and reinstatement of foot way surface. There will be a requirement of reinstatement of bus marking on the road. These elements involve the cost and applicant is advised to contact Highways Authority for the cost of the works. It is necessary to point out that the cost of such works will be borne by the applicant. All the off site highway works will be carried out by Highway Authority only.
- No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.
- Traffic management plan shall be developed and shall be approved by the highways authority and implied as directed. Reason : To allow the traffic to flow smoothly at all times during the activity on site.
- No construction vehicle/delivery vehicle shall obstruct the traffic on public highway at any times.

Notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Manager South 01772 538560 or writing to the Area Manager South, Lancashire County Council, Cuerden Way, Bamber Bridge, Preston PR5 6BS quoting the planning application number.

- This consent does not give approval to a connection being made to the County Council's highway drainage system.

Thank You

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

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