

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 22 February 2013 11:34
To: Claire Booth
Cc: planning
Subject: consultation response - 3/2013/0064 - Conversion of the former garage premises to form a bungalow (resubmission) - Former Garage Branch Road Waddington

Claire Booth,

Planning Application Reference: 3/2013/0064
Proposal: Conversion of the former garage premises to form a bungalow (resubmission)
Location: Former Garage Branch Road Waddington

Site Visit : 21st February 2013

The proposal is to convert a disused garage premises to residential dwelling. During my visit to site it was observed that there is a concrete hard standing area in front of the garage. It is presumed from the attached plan that boundary of the property extends the existing concrete patch and follows the curve along Branch Road and meet the existing wall.

In principle there is no objection to the proposal of converting the existing disused garage to residential dwelling. However there are certain concerns as below which needs to be addressed accordingly.

1. The existing garage door is a wide double flap door. The parking space as indicated in front of the garage is likely to be affected by the opening/operation of the door. This situation may leave the vehicle to overhang on the highway beyond the existing concrete hard standing and may be even beyond the curtilage of the property on to the highway. Since the applicant has indicated to retain the garage door, it raises the concern that this situation may cause hazardous condition to other public road users. Therefore it is required that the existing garage door be permanently replaced by a fixed fixture/alternatively made for not to interfere with the tight parking space and avoid and hazardous situation on the adjacent public road.
2. The access door to the dwelling is presumably from the side of the store room. This door as indicated in the plan is opening away from the parking space in front of the garage. This is acceptable.
3. The wheelie bins are presumed to be stored within the store room at all times and brought out only on the day of collection. Location of bins outside the store room is likely to affect the parking space and opening the car doors etc which may force the car towards the public highway.

Thank You

Uday Patel
Developer Support

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