

**Jane Tucker**

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**From:** Patel, Uday [Uday.Patel@lancashire.gov.uk]  
**Sent:** 04 March 2013 13:57  
**To:** Mark Baldry  
**Cc:** planning  
**Subject:** 3/2013/0080 - Demolish garage and replace with single storey extension to the South and East elevation, to provide an additional bedroom, garage space and utility space. - 4 Pinder Close Waddington Lancashire BB7 3LF

Mark Baldry,

Planning Application Reference: 3/2013/0080  
Proposal: Demolish garage and replace with single storey extension to the South and East elevation, to provide an additional bedroom, garage space and utility space.  
Location: 4 Pinder Close Waddington Lancashire BB7 3LF

Pinder Close is a quiet cul-de-sac with fewer houses along both sides of Pinder Close. Majority of dwellings are of bungalow type and detached houses with drive way leading up to garage. The proposed development is an extension of the existing detached bungalow to create additional bed room and a storage/garage space. Overall the development have 3 bed rooms within the dwelling. According to JLSP parking standard guidelines for residential dwellings, 3 bed room house shall have 2 parking spaces. The proposed development demonstrate the availability of 2 no parking space within the curtilage of the property.

There is an existing garage at present which will be reduced from its original size to smaller size. Thus the garage space will not accommodate the vehicle like car but it may be able to accommodate the bicycle or two wheeler and also be used as storage space.

The above development is unlikely to have significant effect on to the adjacent highway.

I have no objection to the proposal.

Thank You

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

MAR 2013

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