

Jane Tucker

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Sent: 04 March 2013 14:59

To: Graeme Thorpe

Cc: planning

Subject: 3/2013/0081

Graeme Thorpe,

Planning Application reference: 3/2013/0081

Proposal: Proposed erection of a 1.5 storey three bed room house with a separate garage on the site of the former commercial yard for the garage at Marwin

Location: Garage at Marwin Clitheroe Road Barrow Clitheroe Lancashire

The proposed development is of a 3 bed room detached house. The current use of the property is Garage. It is anticipated that vehicle movement including heavy vehicles is more than the proposed residential dwelling. There is an existing access to the property from Clitheroe Road in terms of kerb radius and dropped kerbs. However, it must be mentioned that the state of the adjacent foot way as well as dropped kerbs and kerb radius is in poor state and needs reinstatement to the suit the new proposal and use by pedestrian.

According to JLSP parking standard guidelines for residential dwelling, 3 bed room dwelling will need 2 no parking spaces within the curtilage of the property. The plans attached with the application does not indicate the parking spaces within the curtilage of the property. However, it is assumed that parking for 2 vehicles including turning radius will be made available for the vehicles to park within the property and vehicles are able to exit the property in forward gear position.

There is a lack of information in terms of the parking layout and turning facility for vehicles within the curtilage of the property. Necessary information needs to be provided accordingly.

There is an existing wooden gate which is almost in a collapsed state on to the highway. This needs to be restored for not to affect and do any harm to pedestrian and/or vehicular traffic.

There is an existing high hedge to the frontage of Clitheroe Road which limits the visibility to south direction along Clitheroe road. This needs to be improved for the safety of the other road users.

Thus there are several issues that requires remediation measures.

It is believed that the proposed use of property for one residential dwelling is certainly an improvement in terms of the traffic as compared to the previous commercial use of garage.

In principle there is no objection to the proposed development. To mitigate the improvement of the necessary aspects as mentioned above following conditions shall be attached to the planning approval notice.

Condition 1:

Applicant shall indicate on plan two parking spaces within the curtilage of the property including turning space to allow the vehicles to exit the property in forward gear position. The access details and parking facility shall be approved by the highway authority prior to any construction activity on the site.

Condition 2:

The level of the driveway at the proposed development shall be constructed 0.150m above the crown level of the carriageway of Clitheroe road. Reason: To safeguard the future reconstruction of the highway.

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Condition 3:

Before the access is used for vehicular purposes, existing gate posts and existing wooden gate shall be restored (currently it is almost in a collapsed state). The gate must be opened away from the highway. Reason: for the other road/footway users.

Recommendation: It is better to keep the un-gated access to the drive way/property in the interest of the highway safety.

Condition 4:

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.

Condition 5:

Before the development hereby permitted becomes operative, the existing hedge on the highway frontage of the site to Clitheroe road shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Clitheroe road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Condition 6:

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.

Condition 7:

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. The works include the new kerb radius, dropped kerbs for pedestrian use, restoration of footway surface etc.

Note A.

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 Surveyor East 01254 823831 / Area Maintenance Manager 01772 877282) or writing to the (Area Surveyor East, Lancashire County Council, Riddings Lane, Whalley BB7 9RW / Area Maintenance Manager, Area Maintenance Office, Preston New Road, Samlesbury, Preston PR5 0UJ) quoting the planning application number.

East = Ribble Valley, Hyndburn, Burnley, Pendle, Rossendale

Thank You

Uday Patel

Developer Support

(Environment Directorate - Lancashire Highway Services)

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04/03/2013

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