

**Jane Tucker**

**From:** Patel, Uday [Uday.Patel@lancashire.gov.uk]  
**Sent:** 04 March 2013 15:28  
**To:** Claire Booth  
**Cc:** planning  
**Subject:** 3/2013/0089 - Two-storey extension to the side of the dwelling and a new sunroom. Re-submission - 16 Hawthorne Place Clitheroe Lancashire BB7 2HU

Claire Booth,

Planning Application Reference: 3/2013/0089

Proposal: Two-storey extension to the side of the dwelling and a new sunroom. Re-submission.

Location: 16 Hawthorne Place Clitheroe Lancashire BB7 2HU

The proposed development is on a quiet cul-de-sac with mainly residential properties along the road. The proposal indicated additional one bed room on first floor and lounge on the ground floor. Currently the space on which the development is proposed is used as a garden space. There is an existing pedestrian gate which can be accessed from Hawthorne Place. The proposal indicates new vehicular access to the property. Being a cul-de-sac road and no traffic regulation order for parking restrictions, vehicles mainly private cars are observed to be parked on both sides of the road. Vehicle speed is observed to be very slow on the road. Visibility measured 2m behind the existing kerb line along the proposed access is 43m on either side of the proposed vehicular access along Hawthorne road. This is considered acceptable.

It is realised that the proposed drive way is able to accommodate two vehicles in tandem parking. There will be off site works involved in terms of provision of dropped crossing, restoration of the footway surface etc. These works will be carried out by the LCC highway authorities. The cost of such works will be borne by the applicant.

In principle there is no objection to the proposal of development of extension of the dwelling. Following conditions shall be attached to the planning approval notice.

**Condition 1:**

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

**Condition 2:**

The vehicular access shall remain un-gated. Reason: For no stoppage of vehicles to access the property causing other vehicles behind to stop.

**Condition 3:**

The drive way/access shall be appropriately paved. Reason : For not to cause the loose material come on the road causing hazardous conditions.

**Condition 4:**

Before the construction work commences, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, and these facilities are to be maintained until construction work is complete. 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 5:**

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

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users.

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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