

Stephen Kilmartin

12 APR 2013

From: planning
Sent: 11 April 2013 15:25
To: Stephen Kilmartin
Subject: FW: 3/2013/0253 - Proposed detached garage - Smithy Cottage Settle Road Bolton By Bowland Lancashire

FOR THE
ATTENTION OF

From: Patel, Uday [mailto:Uday.Patel@lancashire.gov.uk]
Sent: 11 April 2013 14:07
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2013/0253 - Proposed detached garage - Smithy Cottage Settle Road Bolton By Bowland Lancashire

FAO: Stephen Kilmartin**Planning Application Reference:3/2013/0253****Proposal: Proposed detached garage.****Location: Smithy Cottage Settle Road Bolton By Bowland Lancashire**

The development of erection of double garage is on the Settle road which is a secondary distributor road with 60mph speed limit. Due to the rural nature and varying horizontal alignment of the road, speed of the vehicles were observed to be less than 60mph. The proposed development is for the accommodation of 2no private vehicles in double garage. Currently the vehicles are parked in the open yard area within the curtilage of the property. There is an existing gate which opens away from the highway. There is a forecourt area between the existing gate and boundary of the adopted highway. This area can partly accommodate the vehicle while leaving and entering the property. It is recognised that currently the existing access is already in use.

In recent years there have been two accidents within approximately 40m and 50m distance of the existing access to the property in East and SW direction along Settle Road but the accident records do not suggest the occurrences are related to the property.

There are however certain concerns as regards the layout/orientation of the garage. It is realised that, when the gate is in open condition, the right portion will affect the entrance of the garage, which means the vehicles will not be able to use the garage unless the gate is in closed. This situation will lead to additional manoeuvres of vehicles in the yard area before being appropriately parked in the garage. It is also realised that the clear opening of the entrance of garage is 4.3m. It may be difficult to use the garage safely without affecting the property or stationary vehicle when one vehicle is already parked in the garage.

In view of the above consideration, although there is no objection to the proposal in principle, it is suggested a review of the layout and orientation of the proposed garage could be undertaken. Orientation of the garage and increased width of the entrance may benefit smooth operation of vehicles using the garage from North side rather than close to the existing access/gate. This arrangement is less likely to affect any pedestrian in the yard area.

Thank You

Uday Patel

Developer Support
 (Environment Directorate - Lancashire Highway Services)

12/04/2013

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