

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]

Sent: 24 April 2013 11:10

To: planning

Cc: ENV LHS Customer Service

Subject: 3/2013/0283 - Proposed conversion of the existing garage to habitable room and proposal to convert the existing conservatory to a garden room. - Glenwood Cardigan Avenue Clitheroe Lancashire BB72DY

FAO: Mark Baldry,

Planning Application Reference: 3/2013/0283

Grid Reference: 374170 441987

Proposal: Proposed conversion of the existing garage to habitable room and proposal to convert the existing conservatory to a garden room.

Location: Glenwood Cardigan Avenue Clitheroe Lancashire BB72DY

Proposed development is conversion of existing garage to habitable room and proposal to convert the existing conservatory to a garden room. The development of change of use is in a quiet residential area. It is noticed from the attached layout that conversion of garage space is not intended to be an additional bedroom within the dwelling. It is however recognised that one parking space within the garage will be lost because of the conversion to habitable space. There is a drive way in front of the garage. Drive way is able to accommodate one vehicle parking within the curtilage of the property.

With the proposed development there is no additional demand of parking of vehicle. Thus with the change of use, there is no significant change in the existing situation.

Proposed development is unlikely to have a significant effect on the adjacent highway network.

Thank You

Uday Patel

(Developer Support – Area East)

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24/04/2013