

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 10 May 2013 11:07
To: planning
Cc: ENV LHS Customer Service; Coombe, Andrew
Subject: 3/2013/0361 - Proposed demolition of existing garage and replacement f new garage - Land to rear of 56 Chapel Hill Long ridge Lancashire PR32YB
F.A.O. : Mark Baldry,

Planning Application Reference: 3/2013/0361

Grid Ref: 360339 436685

Proposal: Proposed demolition of existing garage and replacement f new garage.

Location: Land to rear of 56 Chapel Hill Long ridge Lancashire PR32YB

Proposed development is replacement of old garage with the new double garage. Currently the site is bound from three sides. Access to the property is from Chapel Hill. Chapel Hill is adopted road with 30mph speed limit. Access road is a private road which is currently un bound with irregular surface. Proposal also includes creation of cellar. There will be stair case access to the roof space and cellar from the garage space.

Proposed dimension of garage is 8.2x6.4m. This dimension is considered acceptable for the double garage to accommodate two vehicles within the garage space. There is a concern that unfinished surface of the access road is likely to affect the highway with loose debris etc. There is no change to the existing access situation from Chapel Hill.

Erection of double garage is likely to keep two vehicles off the public road which is a betterment with highway point of view. Since the garage will be used for the domestic purpose, the movement of vehicles is likely to be limited.

In principle there is no objection to the proposal. However the concern of debris spilling over on to the adjacent highway shall be mitigated with the following condition attached with the planning approval notice.

5m length from the back of the adopted highway towards the private road shall be surfaced with tarmac. Reason: To avoid the loose debris spilling over on to the highway causing hazard situation to other road users.

Thank You

Uday Patel
 (Developer Support – Area East)

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