

Stephen Kilmartin

From: planning
Sent: 23 May 2013 11:58
To: Stephen Kilmartin
Subject: FW: 3/2013/0386 - Proposed two storey extension comprising integral double garage, utility and bedroom and single storey sun lounge extension including re-opening existing vehicular access and closing another -34 Green Lane Longridge Lancashire PR3 3RB

From: Patel, Uday [mailto:Uday.Patel@lancashire.gov.uk]
Sent: 23 May 2013 10:15
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2013/0386 - Proposed two storey extension comprising integral double garage, utility and bedroom and single storey sun lounge extension including re-opening existing vehicular access and closing another -34 Green Lane Longridge Lancashire PR3 3RB

F.A.O: Stephen Kilmartin,

Planning Application Reference: 3/2013/0386

Grid Reference: 360914 437523

Proposal: Proposed two storey extension comprising integral double garage, utility and bedroom and single storey sun lounge extension including re-opening existing vehicular access and closing another.

Location: 34 Green Lane Longridge Lancashire PR3 3RB

Proposed Development is an extension to existing dwelling. Work involve two storey extension including an integral double garage, utility and bed room as well as single storey sun lounge. Although work apperas to be of substantial nature, majority of the work is within the curtilage of the proprty.

There is an existing access to the property from Green Lane, close to the junction with Green Lane and Higher Road. Green Lane is a 20mph road. Proposal is to close the existing vehicular access and maintain a pedestrian access at the same location of existing vehicular access. New vehicular access from Green Lane is proposed to be re opened away from the junction of Green Lane and Higher Road. New vehicular access is considered to be a betterment in terms of the visibility to the East of the new vehicular access. Existing dropped kerbs at the location of new vehicular access will be retained to allow the vehicle access to the property. Dropped kerbs at the location of existing vehicular access needs to be reinstated to raised kerbs.

There will be a new forecourt formed including vehicle turning area in front of double garage. There is possibility of accommodation of two vehicles within the garage spaces. There is also possibility of accommodation of another vehicle in the forecourt area. Thus vehicles associated with the dwelling are likely to be accommodated off road.

It is noticed that there are gates proposed at the pedestrian access as well as for the vehicular access. Gate at the location of new vehicular access is set back at a distance of 5.129m from the existing kerb line. Area in front of the proposed gate will accommodate a vehicle entering the property off the road. Thus it is considered to be a betterment.

With regard to the above considerations it is believed that the proposed development is betterment to the highway. Proposed development is unlikely to have a significant effect on the adjacent highway network.

There is no objection to the proposed development on highway grounds. However, following conditions shall be considered in the planning approval process.

23/05/2013

Gates (Pedestrian as well as Vehicular access) shall open away from the highway boundary.

Reinstatement of kerbs will require works on the public highway. Following note is for the attention of the applicant.

Note.

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.

Thank You

Uday Patel
(Developer Support – Area East)

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