

David Laskey

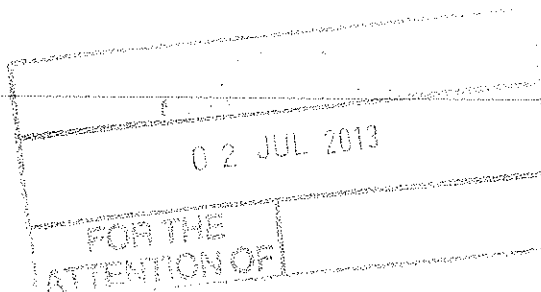
From: Patel, Uday [Uday.Patel@lancashire.gov.uk]

Sent: 02 July 2013 13:20

To: planning

Cc: ENV LHS Customer Service

Subject: 3/2013/0531- Cob House Green Lane, Grindleton Lancashire BB74RL - Construction of two storey extension



Colin Sharpe,

Planning Application Reference: 3/2013/0531

Grid Reference: 374945 446671

Location: Cob House Green Lane, Grindleton Lancashire BB74RL

Proposal: Construction of two storey extension to the front elevation. Existing conservatory to be removed and replaced with portico. Existing glazing to kitchen to be removed. New natural stone walls to be built up off existing base wall to existing eaves height. New slated mansard roof. Existing barn and garage to be demolished new two storey extension to the side.

Proposed development includes various types of construction and utility changes to the existing residential dwelling. Development is in the rural area. There is a public right of way FP40 and Bridle way BW39 close to the property. It is recognised that currently the property is occupied. Proposed development is considered to be a major modification to the existing property in terms of its layout, structural changes and utilities to suit the lifestyle of the occupants of the property. There is an existing access to the property from Bridle way BW39.

It is anticipated that with the significant amount of work involved in the proposed development, there will be several delivery vehicles as well as other construction traffic including construction machinery involved in using the Bridle way to access the property. The nearest adopted public highway (Whitehall Lane) from the property is approximately 500m away. It should be noted that at the junction of Whitehall Lane and Bridle way, there is a sharp bend to navigate and it may become difficult for articulated lorries to navigate such bends. Along the Bridle way BW39 leading up to the proposed development, is also few bends.

It is noticed that proposed layout indicates two garage spaces for parking of vehicles. There is a long drive way with architectural featured island within the drive way. With the proposed development, the dwelling will have six bed rooms to use. According to JLSP residential parking standard guidelines, 4+ bedroom dwelling shall have 3 parking spaces within the curtilage of the property. It is noticed that there is sufficient space available within the curtilage of the property including on the drive way to accommodate 3 vehicles.

With the above considerations, it is believed that proposed development is unlikely to have a significant effect on to the adjacent highway network. Therefore there is no objection to the proposed development. However, since there is a PROW/Bridle way involved, the following conditions shall be considered in the planning application approval process.

- Public Rights of Way must not be obstructed during the proposed development. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way if this should be necessary.
- The development must not commence until the necessary procedures are in place, either allowing the development to take place without affecting the right of way as recorded on the Definitive Map of Public Rights of Way and subsequent diversion orders and side roads orders, or if it is necessary to divert the above listed Public Rights of Way, then the necessary Orders must be confirmed prior to construction to avoid enforcement action should the above Public Footpath become affected. There is no provision under the Town and Country Planning Act 1990 to allow a retrospective diversion of paths that are already affected by

either partially completed or completed development.

- It is brought to the attention of the applicant that - if they have any questions relating to the position of the public right of way then they should be directed to the Lancashire County Council Public Rights of Way section.
- Please contact Mr. Steve Williams (Senior PROW officer – 01772 533886)

Thank You

Uday Patel
(Developer Support – Area East)

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