

**David Laskey**

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

**Sent:** 10 July 2013 10:27

**To:** planning

**Cc:** ENV LHS Customer Service

**Subject:** 3/2013/0532 - Proposed construction of dormer to roof space on the rear elevation - 37 Mayfield Avenue Clitheroe Lancashire BB7 1LE

**Mark Baldry,**

**Planning Application Reference: 3/2013/0532**

**Grid Reference: 374677 441199**

**Proposal: Proposed construction of dormer to roof space on the rear elevation**

**Location: 37 Mayfield Avenue Clitheroe Lancashire BB7 1LE**

Mayfield Avenue is a 20mph road. Currently there is no traffic regulation order in relation to restrictions of parking. There are several vehicles observed to be parked on the side of the road. Mayfield Avenue is also a bus route. Most of the properties along Mayfield Avenue are residential properties of semi detached type. Several properties along Mayfield Avenue have parking spaces in front of the property within the cartilage of the property.

Proposed development is construction of additional bed room in the roof space. Currently there are 3 bed rooms within the property. With the proposed development of construction of additional bed room in the roof space, there will be 4 bedrooms to use within the dwelling. Currently property have space available in front of the property within the cartilage of the property. However, there is no parking space within the property. It is believed that vehicles associated with the property are parked on the side of the road.

According to JLSP parking standards, 3 bedroom dwelling shall require 2 parking spaces and 4 bedroom dwelling shall require 3 parking spaces within the property of the house. For 3 bed room dwelling, currently there is no parking space within the cartilage of the property. It is anticipated that there may be one additional vehicle associated with the proposed development of additional bedroom. To accommodate the parking required with the proposed development, it is necessary to consider 1 no parking within the cartilage of the property.

Currently the layout does not indicate such provision of parking within the cartilage of the property. Applicant is requested to consider amendment to the layout to indicate 1no parking provision associated with the development within the cartilage of the property. Once the amended plan is received, highway's developer support section is happy to review the amended plan for its suitability in relation to highway matters.

Note: A

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)

10/07/2013

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