

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 15 July 2013 10:14
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2013/0534 - Proposed first floor extension demolition of garage and provision of turning area.
 Resubmission of 3/2013/0055 - Rose Cottage Main Street Grindleton Lancashire BB7 4QT

F.A.O: Claire Booth,

Planning Application Reference: 3/2013/0534

Grid Reference: 375894 445593

**Proposal: Proposed first floor extension demolition of garage and provision of turning area.
 Resubmission of 3/2013/0055**

Location: Rose Cottage Main Street Grindleton Lancashire BB7 4QT

The layout of proposed development of first floor extension and demolition of garage has improved. Proposed layout indicates the turning area of the vehicles within the curtilage of the property to realise the vehicles leaving the property in forward gear position. Dropped kerbs in front of the drive way along Main Street is existing. It is believed that there is no work required on the highway in this regard.

It is noticed that there will be significant earth work required to suit the levels of the external works including drive way and turning area. Existing garage is also to be demolished. It is anticipated that construction machinery and equipment including skips and delivery vehicles may be required during the work.

It should be noted that Main street is a bus route and currently there is traffic regulation order restricting parking on the road. Vehicles are observed to be parked on the side of the road leaving only a single pass of the vehicle. During the construction works, vehicles must not be park to obstruct the normal traffic on the highway.

There is a concern about the visibility on north side of the existing access to the property, which is blocked by the stone wall. Considering that existing drive way is currently in use and stone wall is existing, it is unlikely to have a significant effect on the highway with the movement of one additional vehicle. Although care must be taken for the safety of pedestrian and vehicles on the footway and carriage way while exiting from the property in forward gear position.

With the above considerations and improvement of the layout, I have no objection to the proposed development on highway grounds.

Thank You

Uday Patel
 (Developer Support – Area East)

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