

David Laskey

From: Helen Booth on behalf of planning

Sent: 11 July 2013 10:44

To: David Laskey

Subject: FW: 3/2013/0541 - Remove existing conservatory and build new extension to rear. Extend existing garage. Remove the concrete roof tiles and re-slate the whole roof with grey slate, replace white uPVC windows with brown uPVC windows - Oaklands Higher Common

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

Sent: 11 July 2013 09:28

To: planning

Cc: ENV LHS Customer Service

Subject: 3/2013/0541 - Remove existing conservatory and build new extension to rear. Extend existing garage. Remove the concrete roof tiles and re-slate the whole roof with grey slate, replace white uPVC windows with brown uPVC windows - Oaklands Higher Commons La

Mark Baldry,

Planning Application Reference: 3/2013/0541

Proposal: Remove existing conservatory and build new extension to rear. Extend existing garage. Remove the concrete roof tiles and re-slate the whole roof with grey slate, replace white uPVC windows with brown uPVC windows

Location: Oaklands Higher Commons Lane Baldertone Lancashire BB2 7LR

Proposed development is at a detached bungalow called Oaklands on Higher Commons Lane. Higher Commons Lane is a rural single 2 way road with 60mph speed limit. Existing bungalow is a 2 bed room dwelling with reasonably large forecourt area, built in single garage and a conservatory at the rear of the dwelling. Proposed development is to remove the existing conservatory from the rear and extend the existing kitchen. Existing garage is proposed to be extended side wise and widened to accommodate 2 vehicles within the garage. It is noticed that existing forecourt is able to accommodate 2 vehicles within the cartilage of the property.

I must mention that, the proposed layout does not indicate overall dimensions of garage. Minimum dimensions of double garage as indicated in manual for streets is 3m x 6m. It is believed that the proposed dimensions of garage will suite accommodation of two cars accordingly.

According to JLSP residential dwelling parking standard guidelines, 3 bedroom dwelling will require 2 parking space within the cartilage of the property. It is possible to accommodate 2 vehicles within the cartilage of the property. Thus proposed development is unlikely to have a significant effect on to the adjacent highway network.

There is no objection to the proposed development on highway grounds.

Thank You

Uday Patel
(Developer Support – Area East)

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11/07/2013

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