

Jane Tucker

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

Sent: 18 July 2013 11:15

To: planning

Cc: ENV LHS Customer Service

Subject: 3/2013/0581 - Proposed demolition of existing garage and porch, proposed new porch and single storey side and rear extension - 11 St Pauls close, Clitheroe Lancashire BB7 2NA

Claire Booth,

Planning Application Reference: 3/2013/0581

Grid Reference: 373259 441638

Proposal: Proposed demolition of existing garage and porch, proposed new porch and single storey side and rear extension

Location: 11 St Pauls close, Clitheroe Lancashire BB7 2NA

Proposed development is at 11 St Pauls Close which is a quiet urban cul-de-sac with 30mph designated speed limit. Currently property has long drive way which can accommodate approximately 3 vehicles on the drive way and one more vehicle can be accommodated in garage. Thus there are as many as 4 parking spaces within the cartilage of the property. Property has 3 bedrooms to use.

Proposed development is a single storey extension to the side and rear of the existing dwelling. Side extension consists of a new bedroom as well as family sitting area which extends right up to the location of existing garage area. Rear extension consists of sun room. It is recognised that the development will allow better and enhanced life style to the occupants of the dwelling. It is realised that length of existing drive way is reduced due to side extension. With the proposed development there will be 4 bedrooms to use in the dwelling.

According to JLSP residential parking standards, 3 bedroom dwelling will require 2 parking spaces within the cartilage of the property and 4 bedroom dwelling shall require 3 no parking spaces within the cartilage of the property. With the demolition of garage and reduced length of the existing drive way, it is possible to practically accommodate only 1 vehicle on the existing drive way. Parking another vehicle in tandem on existing drive way is likely to overhang on the public foot way which is not acceptable.

With the increased number of bedroom, the parking demand has increased. Thus from the situation of excess availability of existing parking spaces, the proposed development suggests lack of parking within the cartilage of the property. This situation is likely to affect the public highway. In view of the above considerations there is an objection to the proposed development in its current form and recommend refusal on highway grounds.

If applicant is willing to amend the layout to address the highways concerns, I am happy to review the application accordingly.

Thank You

Uday Patel
(Developer Support- Area East)

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

18/07/2013