

Jane Tucker

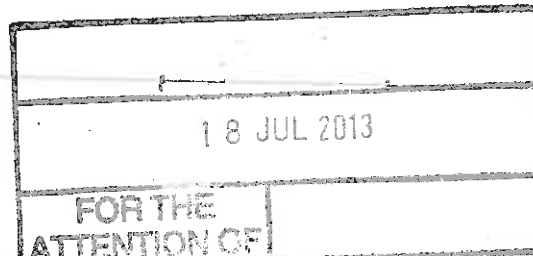
From: Patel, Uday [Uday.Patel@lancashire.gov.uk]

Sent: 18 July 2013 11:57

To: planning

Cc: ENV LHS Customer Service

Subject: 3/2013/0603 - Proposed conversion of detached garage into a two-bedroom holiday cottage within the cartilage of Brickhouse farm - Brickhouse farm, Withgill Clitheroe Lancashire BB7 3LL



Stephen Kilmartin,

Planning Application Reference: 3/2013/0603

Grid Reference: 371986 440722

Proposal: Proposed conversion of detached garage into a two-bedroom holiday cottage within the cartilage of Brickhouse farm.

Location: Brickhouse farm, Withgill Clitheroe Lancashire BB7 3LL

Proposed development is a conversion of existing garage into two bedroom holiday cottage within the cartilage of Brickhouse farm. Property has large forecourt and have two separate existing accesses from Pig Hill. One access is to the garage and other access is to the main dwelling forecourt area. With the proposed development there is no change to the existing access to the garage from Pig Hill.

The existing garage is able to accommodate 2 vehicles. It is anticipated that the existing dwelling have two vehicles to use. When the proposal is to convert the garage into a habitable space, two vehicles are likely to be accommodated in the forecourt area of the existing dwelling using other access from Pig Hill. Conversion of garage into two bed cottage will require one parking space within the cartilage of the property. Drive way in front of the garage is able to accommodate one vehicle associated with the new development. Since the proposed habitable space will be used as holiday cottage, it is likely to attract various types of vehicles including caravans and motor homes etc. Drive way in front of the proposed cottage is able to accommodate reasonable size vehicle within the cartilage of the property.

Thus it is believed that existing vehicles associated with the dwelling as well as one vehicle associated with holiday cottage are able to be accommodated within the cartilage of the property. It 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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