

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 16 October 2013 10:21
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2013/0840 - Change of use from redundant stone barn to four bedroom house - Mill House Farm Chipping Road Chaigley BB7 3LS

F.A.O: Daniela Ripa,

Planning Application No: 3/2013/0840

Grid Reference: 369081 441394

Proposal: Change of use from redundant stone barn to four bedroom house.

Location: Mill House Farm Chipping Road Chaigley BB7 3LS

Proposed development is to convert a redundant stone barn to a four bedroom residential dwelling. Currently the barn is not in use. There is an existing access to the property. Existing access forms a junction with Longridge road. Access road is made up of compacted chipping material. Proposed development is of four bedroom. According to JLSP residential standard guidelines, 3-4 bedroom dwelling shall require 3 no parking spaces within the curtilage of the dwelling. The layout plan indicates that there are two spaces retained for parking. It is noticed that it is possible to accommodate to 3 vehicles within the curtilage of the property. 3no parking spaces are necessary to be created within the curtilage of the property.

Visibility at the junction of existing access to the property and Longridge road is 2mx115m in both directions along Longridge road. Designate speed limit of the Longridge road is 60mph. It is anticipated that due to varying horizontal and vertical alignment of the road, vehicles are travelling a speed less than 60mph. It is believed that proposed development of a single residential dwelling is unlikely to have a significant effect on to the adjacent highway network.

In principle there is no objection to the proposed development on highway grounds. If you are minded to approve the application, following conditions shall be attached to planning approval notice.

Condition 1

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tar macadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Condition 2

There shall be provision of three no vehicles within the curtilage of the property. Reason: To accommodate domestic vehicles associated with the dwelling off road.

Condition 3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the existing access from the continuation of the nearer edge of the carriageway of Longridge road to points measured 114m in each direction along the

nearer edge of the carriageway of Longridge road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.

Condition 4

Before the development hereby permitted becomes operative, the existing hedge on the highway frontage of the site to Longridge road shall be reduced to and be permanently maintained henceforth at a height not greater than 900m above the crown level of the carriageway of Longridge road. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Thank You

Uday Patel
(Developer Support – Area East)

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