

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 11 December 2013 10:30
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2013/0926 - Proposed double garage with increased width of access from road - Church Gates
14 Sawley Road Chatburn BB7 4AS

Claire Booth,

Planning Application Reference: 3/2013/0926

Grid Reference: 377016 444229

Proposal: Proposed double garage with increased width of access from road

Location: Church Gates 14 Sawley Road Chatburn BB7 4AS

Proposed development is erection of double garage and widening the existing access. It is believed that existing dwelling have 4 bedrooms to use. According to JLSR residential dwelling standards, 4 bedroom dwelling shall require 3no parking spaces within curtilage of the property. It is believed that there was an existing double garage which was demolished some years ago.

Proposed erection of double garage is meant for accommodating two vehicles within the garage. There are concerns regarding proposed dimensions of double garage. According to manual for streets, standard dimension for a single garage is 3mx6m. Dimensions of double garage indicated in the layout is 4.1 (door entrance) x 5.1m . It is realised that proposed dimensions is unlikely to accommodate two vehicles safely within the garage. This situation will result in loss of parking space then previous use. This situation will also result in loss of available parking space in front of garage for accommodating another vehicle. This situation is not acceptable.

Proposed garage shall be setback 5.5m from back of the foot way with the provision of vertical lift rolling shutter. It is not clear if this is the case. This is required for not to affect on going traffic on Church Gate road while entering the property from road.

As regards widening of the existing access, it is acceptable. Please refer Note A below.

In principle there is no objection to the proposed development for erection of double garage. However for Highway's Developer Support Section to accept the proposal in full, following conditions shall be attached to the planning approval process.

1. Dimensions of double garage shall be minimum 5m (door entrance width) x 5.5m depth without considering accommodation of bicycles in the garage.
2. Front edge of the garage shall be setback 5.5m from the back of the footway with the provision of vertical lift rolling shutter type door.

Note A:

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the (Area Surveyor East 01254 823831 / Area Maintenance Manager 01772 877282) or writing to the (Area Surveyor East, Lancashire County Council, Riddings Lane, Whalley BB7 9RW / Area Maintenance Manager, Area Maintenance Office, Preston New Road, Samlesbury, Preston PR5 0UJ) quoting the planning application number.

Thank You

Uday Patel
(Developer Support – Area East)

Are you prepared for winter? www.lancashire.gov.uk/winter

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.