

Jane Tucker

From: Patel, Uday [Uday.Patel@lancashire.gov.uk]
Sent: 02 January 2014 12:23
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2013/1031 - Proposed demolition of existing former public convenience and erection of a one and a half storey dwellinghouse. - Former Public Convenience Slaidburn Road Waddington

Follow Up Flag: Follow up

Flag Status: Blue

F.A.O: Stephen Kilmartin,

Planning Application Reference: 3/2013/1031

Grid Reference: 372775 443964

Proposal: Proposed demolition of existing former public convenience and erection of a one and a half storey dwellinghouse. Removal of 1 no tree and proposed tree replanting and associated external landscaping works. Proposed stone boundary wall alteration to improve turning and access onto Slaidburn Road.

Location: Former Public Convenience Slaidburn Road Waddington

Proposed development is demolition of existing public house and erection of one and a half storey dwelling house at the same location. There is an existing driveway to the property from Slaidburn Road. The existing building being a public house is believed to be used by several people throughout its time of existence as public building. It is recognised that there may be several vehicles including cars and delivery vehicles coming to the site on regular basis.

Now since the proposal is to demolish the existing public house building and erection of a new domestic dwelling, traffic associated with the new domestic dwelling will be significantly less as compared to its previous use. There may not be delivery vehicle coming to site at all. Thus overall traffic will be significantly less. It is noticed that there are two parking places within curtilage of the property. There is also large yard area with gravel surface as indicated in the layout plan.

Proposed development is considered betterment in terms of the traffic. 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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