

**Jane Tucker**

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

**Sent:** 21 January 2014 15:37

**To:** planning

**Cc:** ENV LHS Customer Service

**Subject:** 3/2013/1060 - Construction of part two storey, part single storey side extension for residential accommodation  
- 70a Downham Road, Chatburn BB7 4AU

**F.A.O: Mark Baldry,**

**Planning Application Reference: 3/2013/1060**

**Grid Reference: 377107, 444187**

**Proposal: Construction of part two storey, part single storey side extension for residential accommodation.**

**Location: 70a Downham Road, Chatburn BB7 4AU**

Proposed development is a single storey side and rear extension to the detached dwelling. Currently on the ground floor there is an existing garage and utility room including storage and w/c unit. Proposed development is to create a master bedroom over the ground floor. Existing ground floor building including existing garage is proposed to be demolished and new living space including dining area is proposed to be created on the ground floor.

Currently there are three bedrooms in the dwelling. With the proposed development there will be four bedrooms to use in the dwelling. According to JLSP residential parking standard guidelines, 3 bedroom dwelling will require 2 no parking spaces and 4 bedroom dwelling will require 3 no parking spaces within curtilage of the property. With an existing garage and drive way, there is possibility of parking two vehicles within the curtilage of the property. With the proposed development there will be a requirement of three parking spaces. Since there are only two parking spaces within curtilage of the property, additional parking space will be required to be created within curtilage of the property to accommodate total of three vehicles.

In principle there is no objection to the proposed development. Following condition shall be attached with the planning approval notice.

1no additional parking shall be provided to accommodate total three vehicles within curtilage of the property.

Thank You

Uday Patel  
(Developer Support – Area East)

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21/01/2014