

Jane Tucker

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

Sent: 10 February 2014 12:57

To: planning

Cc: ENV LHS Customer Service

Subject: 3/2014/0053 - Demolition of all buildings on site (existing house kennels and various outbuildings) and erection of a new dwelling - The Eaves Pendleton Road Wiswell BB7 9BZ

F.A.O: Sarah Westwood,

Planning Application reference : 3/2014/0053

Grid Reference: 375152 438114

Proposal: Demolition of all buildings on site (existing house kennels and various outbuildings) and erection of a new dwelling.

Location: The Eaves Pendleton Road Wiswell BB7 9BZ

Proposed development is demolition of existing buildings on site (existing house kennel and various other outbuildings) and erection of a new dwelling. It is realised that development proposal for the same development was approved previously. (3/2012/0010).

It is noticed from the proposed layout plan that there will be total 7no bedrooms to use within the dwelling including 2no for bed and breakfast business. According to JLSP residential parking requirements 4+ bedroom house will require 3no parking spaces within curtilage of the property. It is noticed that three parking spaces are the provided in the basement to accommodate vehicles associated with the residential use. Three additional parking spaces on the ground floor is provided which may serve the purpose for the B & B business. Thus there are total of 6no parking spaces for the residential use as well as for the B & B business. This is considered sufficient with regard to the proposed use of the building. There is a slight ambiguity with regards to the parking spaces. Application form indicates 11no parking spaces where as proposed layout plan shows 6no parking spaces (3no in basement and 3no on ground floor). Nevertheless 6no parking spaces suffice the current requirement of off road parking spaces.

With the above considerations, it is believed that 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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10/02/2014