

Jane Tucker

From: Patel, Uday <Uday.Patel@lancashire.gov.uk>
Sent: 22 April 2014 14:36
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2014/0208 - Proposed erection of a single detached dwelling house with garage and granny annex including improvements to an existing pedestrian and vehicular access, External works - Land adj Manor House Rimington Lane Remington BB7 4DT

Stephen kilmartin,

Planning Application Reference: 3/2014/0208

Grid Reference: 380760 445893

Proposal: Proposed erection of a single detached dwelling house with garage and granny annex including improvements to an existing pedestrian and vehicular access, External works.

Location: Land adj Manor House Rimington Lane Remington BB7 4DT

Proposed development is a single storey detached dwelling house with garage and granny annex including improvements to an existing pedestrian and vehicular access to the property.

Currently there is disused building on the site. There are two gated access to the site. One of which appears to be part of wall which was dismantled to gain access to the property and another is currently in use. Proposed development indicates single access to the property. There is no separate pedestrian access to the proposed development.

There is an access track to the property which forms a junction with Rimington Lane. Access track to the property is unmade road with no sealed surface. During my visit to site it was noticed that rainwater with mud flows down from the access track to Rimington Lane. This situation is a safety hazard for other highway users. It is recommended that applicant seal the surface of the track within their curtilage (red edge boundary) along the wall to reduce the hazard situation and manage the surface water within curtilage of the property for not to runoff on the public road.

Visibility towards the north direction along existing unmade access track from the proposed access is limited. It is realised that there is less traffic on the access track. It is believed that whatever traffic is there is due to few houses around the area using the access track. Due to poor condition of access track vehicles are observed to be travelling with very less speed. It is recognised that there is no accident history on the access track due to the visibility of the existing access to the proposed development. It is noticed from the layout plan that there is an improvement to the existing access to the property.

There are 5 no parking spaces provided within curtilage of the property which means vehicles associated with the development will be parked off road. Existing barn was in use and proposed redevelopment of existing barn 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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