

Jane Tucker

From: Lewis, Trevor <Trevor.Lewis@lancashire.gov.uk>
Sent: 14 May 2014 10:35
To: Colin Sharpe
Cc: planning; ENV LHS Customer Service
Subject: 3/2014/0288 Lamb Roe Sabden

Dear Colin,

Please note the following comments.

The establishment of two separate dwellings on this site, where previously there has been one dwelling + granny flat, would result in the following requirements.

1. Two on-site parking spaces are required for each dwelling. There appears to be sufficient room within the site to accommodate the parking spaces. However, please ask the developer to provide a drawing showing the location of the two parking spaces for each dwelling.
2. The access into the site should be a minimum of 4.5m wide, which I understand is already provided.
3. If the gate is to be retained it should be set back at least 5m from the highway boundary, or removed.
4. Vehicles should be able to turn around within the site and drive out in forward gear.
5. The first 5m of the drive measured from the highway should be surfaced in a bound material or similar, to avoid loose material being carried on to the highway.

I would have an objection to this application if these requirements were not carried out, on grounds of highway safety.

Regards,

Trevor Lewis.

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