

From: Patel, Uday <Uday.Patel@lancashire.gov.uk>
Sent: 25 June 2014 10:07
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2014/0469 - Proposed two storey extension to side and rear to provide additional living accommodation, new detached garage, and new drive way - Eatoughas Farm Fleet Street Lane Ribchester PR3 3XE

F.A.O: Claire Booth,

Planning Application Reference: 3/2014/0469

Grid Reference: 362848 435755

Proposal: Proposed two storey extension to side and rear to provide additional living accommodation, new detached garage, and new drive way

Location: Eatoughas Farm Fleet Street Lane Ribchester PR3 3XE

Proposed development is two storey extension to side and rear of existing dwelling. Proposed development is in rural sitting. Nearest public highway is Fleet Street Lane which is approximately 340m away from the development. There are number of public rights of way by which the property is accessible i.e. FP 37,FP38 and FP5.

Currently there are four bedrooms on the first floor of the property and living area including kitchen dining and utility area on the ground floor of the property. Proposed development although involves several elements of construction and alterations, there is no increase in number of bedrooms. There is slight increase in the existing foot print of the property which will provide additional living accommodation to suit the life style of the occupants.

There is proposed detached garage including workshop. Considering in-house workshop one vehicle is able to be accommodated in the garage space. There is new drive way to be constructed. According to JLSP residential parking standard guidelines, 4 bed room dwelling shall require three parking spaces within curtilage of the property. New garage and drive way is able to accommodate three vehicles within curtilage of the property. There is turning area in front of the garage which would allow vehicles to exit the property in forward gear position.

There is new entrance proposed to the property with new gate. Proposed new access is from PROW FP 37. Primary access to the property is likely to be via Fleet Street Lane and FP38. Being the rural nature of the access track PROW FP38, FP37, it is believed that there is very less traffic on the PROW. It is believed that traffic volume as well as speed of the vehicles are less in the vicinity of the proposed access to the property.

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
(Technician - Developer Support)
Lancashire County Council
Environment Directorate
Mobile: 07557030485
E mail: uday.patel@lancashire.gov.uk

More two-year-olds can now get 15 hours of free childcare. Visit lancashire.gov.uk/childcare - sign up free today.

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.