

Jane Tucker

From: Patel, Uday <Uday.Patel@lancashire.gov.uk>
Sent: 05 August 2014 09:54
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2014/0619 - Proposed two storey extension to the side of the house - 12 Bracken Hey Clitheroe BB7 1LW

F.A.O: Adam Birkett,

Planning Application Reference: 3/2014/0619
Grid Reference: 375074 441834
Proposal: Proposed two storey extension to the side of the house
Location: 12 Bracken Hey Clitheroe BB7 1LW

Proposed development is two storey extension to side of the dwelling. Ground floor development consists of erection of utility room. First floor development consists of creating an additional bed room with re arrangement of internal space. There is an existing garage with the property. There is a drive way to the property which is able to accommodate one vehicle on the drive way. There is forecourt to the property which is able to accommodate one vehicle within curtilage of the property.

Currently the dwelling have three bed rooms to use. With the proposed development there will be four bedrooms within the house. According to JLSP residential parking standard guidelines, 4 bedroom dwelling shall require three parking spaces within curtilage of the property. With the existing garage and two other parking spaces within curtilage of the property it is possible to accommodate three vehicle off road.

It is anticipated that during the construction period there will be several delivery vehicles, contractors vehicles, construction machinery, trade men's vehicles visiting the site. All such vehicles must not obstruct the normal traffic on the adjacent public road.

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
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