

## Jane Tucker

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**From:** Patel, Uday <Uday.Patel@lancashire.gov.uk>  
**Sent:** 16 October 2014 11:20  
**To:** planning  
**Cc:** ENV LHS Customer Service  
**Subject:** 3/2014/0834 - Proposed new dwelling off Back Lane to the rear of stonecroft Rimington - Stonecroft Rimington Lane Rimington BB7 4DS

**F.A.O.: Adam Birkett,**

**Planning Application Reference: 3/2014/0834**

**Grid Reference: 30444 44576**

**Proposal: Proposed new dwelling off Back Lane to the rear of stonecroft Rimington**

**Location: Stonecroft Rimington Lane Rimington BB7 4DS**

Proposed development is erection of a single dwelling off Back Lane. Back Lane is a 2 way road with 30mph speed limit. It is a narrow road and believed to be used mainly by the residents around the road. Proposed development consists of ground floor and first floor including garage and forecourt area. Ground floor consists of living area kitchen and one bedroom. First floor of the development consists of one bedroom and study room including utility area. Thus there are two bedrooms in the dwelling. It is believed that study room can easily be converted in to third bedroom in the dwelling.

It is noticed from the application form that all matters are reserved matters. Following are observations of Highway's Developer Support Section on the proposed development.

1. Applicant need to demonstrate the details of parking including dimensions to satisfy the Highway Authority of provision of parking of two vehicles off the road in a safe manner.
2. According to JLSP residential standard guidelines, 2-3 bedroom dwelling shall require 2no parking spaces within curtilage of the property. Layout plan indicates garage and forecourt area within curtilage of the property. It is to mention that according to manual or streets, standard dimension of garage is 3mx6m to consider one vehicle parking and standard dimension of parking bay in the forecourt is 2.4mx4.8m.
3. Applicant to demonstrate vehicle turning area within curtilage of the property to exit the vehicle in forward gear position.
4. Any structure (wall/fence), hedge, vegetation to the highway frontage (Back Lane) shall be reduced to 1m from the crown of the adjacent road (Back Lane) and shall be maintained accordingly to facilitate the visibility on the road.
5. Applicant shall provide the facility of wheel wash within the site by which means the wheels of vehicles may be cleaned before leaving the site. to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.
6. Back Lane being narrow road, applicant is advised to consider smaller vehicles for delivery of construction material. It may be necessary to visit the site prior to delivery/work by contractors.

Based on the above observations, it is necessary to amend the layout accordingly.

If above observations are considered in the new layout, in principle, Highways Developer Support Section have no objection to the proposed development on highway grounds.

Thank You

Uday Patel  
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Don't forget to apply for your child's [secondary school place](#) by 31 October 2014.

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