

Jane Tucker

From: Patel, Uday <Uday.Patel@lancashire.gov.uk>
Sent: 30 December 2014 12:06
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2014/1089 - Proposed erection of 2 new dwellings and detached garage - Land off Clough Bank Lane Chatburn BB7 4AW

F.A.O: Colin Sharpe

Planning Application No: 3/2014/1089

Grid Ref: 374170 441987

Proposal: Proposed erection of 2 new dwellings and detached garage

Location: Land off Clough Bank Lane Chatburn BB7 4AW

Proposed development is erection of 2no new dwellings off Clough Bank Lane. Clough Bank Lane is a cul-de-sac privately maintained road. Each of the proposed dwellings has 4 bedrooms each with individual access to the properties. There is a separate detached double garage for each dwelling. According to JLSP residential parking standard guidelines, 4 bedroom dwelling shall require three number parking spaces within curtilage of the property. There is drive way for each property which is able to accommodate one vehicle on the drive way and two vehicles in the detached garage. Thus there is sufficient parking within curtilage of the property.

Due to lack of turning head at the end of Clough Bank lane there is a concern that how refuge vehicle will be able to access and manoeuvre to collect the refuge from the proposed development. It is believed that currently refuge vehicle is able to access the road to collect the refuge from other existing properties on the opposite side of proposed development along Clough Bank Lane.

There will be separate vehicular access from Clough Bank Lane to each of the properties. Geometry of the bell mouth access shall be acceptable to Highways Authority. There shall be 6m curve radius on either side of access and 4.5m clear width of the access.

In principle there is no objection to the proposed development on highway grounds.

Thank You

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