

Jane Tucker

From: Patel, Uday <Uday.Patel@lancashire.gov.uk>
Sent: 30 December 2014 12:34
To: planning
Cc: ENV LHS Customer Service
Subject: 3/2014/1090 - Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant - Little Dudlands Farm Rimington Lane Rimington Clitheroe BB7 4EA

F.A.O: Stephen Kilmartin

Planning Application No: 3/2014/1090

Grid Ref: 380857 446573

Proposal: Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant

Location: Little Dudlands Farm Rimington Lane Rimington Clitheroe BB7 4EA

Proposed development is conversion of existing barn in to two separate dwellings with garages and ancillary facilities. There is significant amount of demolition work involved prior to erection of dwellings. It is anticipated that there will be heavy machinery including large vehicles for haulage of demolished material. Each of the new dwelling will have 4 bedrooms. According to JLSP residential parking standard guidelines, 4 bedroom dwelling shall require three number parking spaces within curtilage of each property. Each of the property will have detached double garage. One vehicle will be accommodated on the drive way of each dwelling. Thus there is possibility of parking three vehicles off road and within curtilage of the property.

3-36-FP19 and 3-36=FP13 are the two main access public rights of way to access the property. Existing PROW also serve adjacent properties. Thus existing PROW shall not be affected. It is anticipated that there will be several construction vehicles, delivery vehicles, contractors vehicles as well as trade men's vehicles visiting the site during the construction work. All such vehicles shall be parked in such a way that they do not affect the existing PROW.

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

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