

Jane Tucker

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 29 June 2015 08:59
To: Stephen Kilmartin
Cc: LHS Customer Service; planning
Subject: app3/2015/0247 12 Knowsley Road, Wilpshire

Morning Stephen,

I recall attending a site meeting with the applicant at this site where I discussed access requirements and the tight radius into the site. Unfortunately the applicant has chosen to disregard this advice such that the right turn into the site is extremely tight and hampered by the inclusion of a walled plot boundary for the two properties facing Knowsley Road. The likelihood is that the majority of vehicles visiting the site will be travelling north from Wilpshire (A666), and will experience difficulties entering the site. Turning facilities within the site for larger vehicles, transit vans etc servicing the first 2 properties will be unable to enter and leave in a forward gear.

In addition to these considerations, the development proposes 3 x 4 bed residential units. The parking requirements for units of this size is 3 spaces. Unit 1 (closest to Knowsley Road) has a 5 x 2.7m internal dimension garage which cannot be considered as a parking space. (minimum dimensions 6m x 3m), in addition the space in front of the property has restricted access which leaves the property with one useable parking space.

The remaining properties have sufficient parking provision although the garage dimensions for each are below the 6m x 3m standard (allowances can be made for the width as they are double garages but the length is too short).

Whilst I would support the redevelopment of the site which would benefit from the removal of a commercial activity in a predominantly residential area the layout the proposal does not adequately deal with existing access constraints and on this basis and concerns regarding the proposed parking provision I would have to recommend that the application be refused on the grounds of the proposed development being detrimental to road safety.

Dave Bloomer
Developer Support
Lancashire County Council

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