

Sharon Craig

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 03 November 2016 13:49
To: 'Adam Lockett'
Cc: LHS Customer Service; planning
Subject: app3/2016/0980 Land off Dale View Billington

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Afternoon Adam,

I have a number of issues with the proposed layout which I will list below

1 The access road should have a 2m footway preferably along the easterly side with a 2m service strip on the westerly side which could be reduced to 0.5m if the permission under app 14/0779 is not proceeded with. If it is then this service strip will require upgrading to a footway.

2 The parking provision for the development should be 2 parking spaces as detailed within the 2012 application however there are not provided for any of the plots as detailed below

Plot 1 Parked cars will overhang and obstruct the footway
Plot 2 Only 1 space provided which overhangs the footway
Plots 3 to 7 only one parking space provided
Plot 8 and 9 , the integral garage is too short to qualify as an off street parking space which is further restricted by the opening of the door between the utility room and garage
Plot 10 , the garage is acceptable but the remaining drive length is too short and will result in the overhanging of the footway

3 In previous correspondence with the Rights of Way section, they have indicated that they would not accept a diverted footpath with a minimum width less than 2.0m, indications are that the developer is proposing a 1.5m footpath. This would not be acceptable.

On the basis of the above comments, the application as submitted would result in an objection from the Highway Authority on the grounds of layout and highway safety

Dave Bloomer
Highways Development Control
Lancashire County Council

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