

Nicola Gunn

From: planning
Subject: FW: APP3/2017/0128 29 Calder Avenue

From: Bloomer, David [<mailto:David.Bloomer@lancashire.gov.uk>]
Sent: 14 March 2017 09:11
To: Robert Major
Cc: LHS Customer Service; planning
Subject: APP3/2017/0128 29 Calder Avenue

Morning Robert,

Whilst I would raise no objection to the principle of the proposed development I would have concerns regarding the proposed parking provision. The development would require 3 parking spaces and whilst 3 are shown these are not acceptable for the following reasons

1 The garage dimensions fall short of the minimum dimensions contained within the County Parking Standards (6m x 3m) The length of the garage is too short, measuring 5.3 m off plan, and this is further compromised by an internal door opening into the garage.

2 The forecourt parking is unusable with insufficient room to manoeuvre in / out of the spaces. As shown they would also partially obstruct access to the garage

Looking at the submitted plan, it would suggest that 2 parking spaces have / will be provided for the existing property. I have not had the opportunity to visit the site but if these spaces are yet to be provided I would suggest that their provision should be included within the application description. There would be road safety advantages to removing on street parking on the bend.

As submitted and without further revision I would have to recommend that the application be refused due to road safety concerns arising from the lack of functional off street parking.

Dave Bloomer
Highways Development Control
Lancashire County Council