

## Nicola Gunn

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**From:** planning  
**Subject:** FW: D3.2017.0601 - 50 King Street Clitheroe Lancashire BB7 2EU

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**From:** Nolan, Chris [<mailto:Chris.Nolan@lancashire.gov.uk>]  
**Sent:** 19 July 2017 11:51  
**To:** Victoria Walmsley; planning  
**Cc:** LHS Customer Service  
**Subject:** D3.2017.0601 - 50 King Street Clitheroe Lancashire BB7 2EU

Hi Victoria

Planning Application No: 3/2017/0601

Grid Ref: 374237 441991

Proposal: Rebuilding existing stone steps to rear of dwelling. Removing existing detached garage roof, to replace with duo-pitch slate roof, creating additional storage in the roof space and a south facing sun room off the garden.

Location: 50 King Street Clitheroe Lancashire BB7 2EU

With regard to the above application to change the rear stone steps. This has no highway issues and therefore I will not raise objections with regard to this part.

With regard to the detached garage, this space is not being used as a garage at present and is more akin to a storage shed. Never the less this is designated as a garage but is less than a standard that we would now designate as a parking space. The parking for the property is two spaces in tandem on loose chippings north west of the garage. I would not object to the change in the roof and the formation of the sun room but I would ask for the parking area to be on a bounded surface to prevent any chippings being deposited on the highway.

Taking into account the above observations, I would not raise objections to this application subject to the following condition being added to any permissions that your council is minded to grant.

Condition

1. Before the alterations to the garage are completed and the residual area is used for parking vehicles, the hard standing is appropriately paved in tarmac, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Regards  
Chris

Chris Nolan  
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Community Services  
Lancashire County Council  
Tel 01772 531141  
Call Centre 0300 123 6780  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

If you're a working parent of 3 or 4 year olds you could be entitled to [30 hours free childcare](#).

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