

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 28 September 2017 15:02
To: Adam Birkett; planning
Cc: LHS Customer Service
Subject: D3.2017.0853 - Laneside, Sawley Rd, Chatburn

Follow Up Flag: Follow up
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Hi Adam

Planning Application No: 3/2017/0853
Grid Ref: 377321 445188
Proposal: Conversion of garage into family accommodation
Location: Laneside Sawley Road Chatburn Clitheroe BB7 4LD

With regard to the above application I would not raise objections on highway grounds as there is plenty of land at the address to allow parking for both the existing home and the new dwelling that is to be formed from the present garage facility. This said, it is important that the parking is legally defined for each property so that if the dwelling is sublet or sold on completion or at any time in the future this matter is correctly managed. The new dwelling having 2 bedrooms will need a minimum of two parking spaces with sufficient space for each vehicle to enter and leave the site in forward gears. Similarly parking spaces will need to be defined for the main building. The number of spaces for the main building will depend on the number of bedrooms in the property. For 1 bedroom 1 parking space, 2 or 3 bedrooms 2 parking spaces and for 4 or more bedrooms 3 parking spaces will be required. I would be looking for plans to be provided in a suitable scale to indicate that this provision is met. It is also important that the parking and turning manoeuvres are possible and independent of each property. That is the residents of one property are not reliant on residents of the other to be able to access and turn their cars.

This being the case I would not raise objections on highway grounds to the above planning application subject to the following notes and conditions being added to any permissions that your council is minded to grant.

Conditions.

1. As a separate two bedroom dwelling within the site of the Laneside property, Sawley Road, Chatburn the property will have two allotted parking places and this provision will be included in any tenancy or sale agreement that results from the development. The parking places will be sited in such a positions that they can be used at any time without depending on other vehicles being moved. Reason: The property will need to be treated as a separate dwelling with its own parking requirements.
2. The parking needs for the existing home at Laneside, Sawley Road, Chatburn will have allotted parking spaces that will be sited in such a positions that they can be used at any time without depending on other vehicles being moved. Reason: The property will need to be treated as a separate dwelling with its own parking requirements.
3. Both properties will have right of access and egress between the highway and their allotted parking and turning areas and that this should be included in any tenancy or sale agreement that results from the development. Reason: to ensure that the parking requirements for each dwelling is maintained in perpetuity.

4. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

Note

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Regards
Chris

Chris Nolan
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