

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 20 October 2017 09:23
To: Harriet McCartney; planning
Cc: LHS Customer Service
Subject: D3.2017.0879 - 12 Darkwood Crescent Chatburn

Follow Up Flag: Follow up
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Hi Harriet

Planning Application No: 3/2017/0879

Grid Ref: 376542 444266

Proposal: Demolition of existing outbuilding and construction of two storey extension to gable and formation of driveway to front.

Location: 12 Darkwood Crescent Chatburn BB7 4AL

With regard to the above planning application to demolish an out building and to erect a two story extension that will increase the number of bedrooms in the dwelling from three to four. Normally I would be looking for such a house to provide three parking spaces. Presently the house is using "on street parking" to accommodate the requisite two parking spaces. The extra bedroom would raise the parking requirement by one parking space. As the plans indicate that this extra space will be within the curtilage of the property I would consider that the change in parking requirements have been provided. I would not have highway issues with this application as long as the indicated provision of one parking space within the curtilage of No.12 Darkwood Crescent is created prior to the occupation of the extension.

It should be noted that the formation of the parking bay will use the existing vehicle access for the most part but the plans do indicate that the vehicles will be crossing a section of footpath that has not previously been subject to this traffic. As this is the case the footpath may not have been constructed to sufficient standards. I feel that the client will need to have this checked by the county council prior to the formation of the parking bay.

I will not be raising objections to this development subject to the following notes and conditions being attached to any permissions that your council is minded to grant.

Conditions

1. No part of the extension hereby approved shall be occupied until the additional parking provision has been constructed and completed in accordance with the scheme details agreed by the LPA. Reason: In order the parking standards for the size of dwelling are met.
2. No building materials associated with the development hereby approved shall be stored or placed on the adopted highway network prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.
2. This consent may require the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges), the County Council as Highway Authority must specify the works to be carried out, Only the Highway Authority or a contractor approved by the Highway

Authority can carry out these works and therefore before any works can start you must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings. For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation.

Regards
Chris

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