

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 15 November 2017 10:54
To: Harriet McCartney; planning
Cc: LHS Customer Service
Subject: D3.2017.0993 - 22 Shireburn Avenue Clitheroe

Follow Up Flag: Follow up
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Hi Harriet

Planning Application No: 3/2017/0993

Grid Ref: 373132 441240

Proposal: Removal of garage and erection of new integral garage with single storey rear and loft extension.

Location: 22 Shireburn Avenue Clitheroe BB7 2PN

With regard to the above planning application. The proposal will increase the number of bedrooms from three to four whilst also making changes to the available parking. The plans indicate that the work will include the formation of a new garage space whilst removing the existing garage along with access to the existing garage. For a property with four bedrooms I would be look for sufficient parking for a total of three vehicles with in the curtilage of the property. Presently I do not have any plans indicating that this arrangement has been considered or is available.

For parking bays I would look at a nominal size of a bay as 4.8m X 2.4m, Where this bay is on a drive that borders on to a highway I would require an extra 0.8m (total of 5.6m X 2.4m) to ensure that vehicles can be parked without the need to protrude on to the highway. Any space required to open garage doors will also be discounted as unavailable for parking, though up and over doors will be considered as not requiring as much space. A garage space, to be counted as a parking bay, should have minimum internal dimensions of 3m X 6m to allow for a car along with other items generally stored in a garage such as bicycles. Before I can be assured that the property, post development, has sufficient parking for three vehicles within the curtilage of the property I would need plans indicating the available parking.

The plans also indicate that the finished building will occupy the full width of the plot of 22 Shireburn Avenue. As this is the case I would need the plans of the parking arrangements to include plans for where bins are to be stored, to ensure that these do not compromise any of the necessary parking arrangements.

At present I will have to object to this development on highway grounds, as I do not have sufficient evidence that there will be parking available for three vehicles within the curtilage of the property. I will be able to look at this application again if acceptable plans including the parking arrangements and the bin storage are provide.

Regards
Chris

Chris Nolan
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Lancashire County Council

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