

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 08 November 2017 14:23
To: John Macholc; planning
Cc: LHS Customer Service
Subject: D3.2017.0996/ 0997 - Stanworth House York Street Clitheroe

Hi John

Planning Application No: 3/2017/0997 and 3/2017/0996

Grid Ref: 374511 442043

Proposal: Refurbishment of existing dwelling, demolition of existing workshop and conservatory and erection of single and two-storey extensions to side and rear of dwelling. Erection of new freestanding workshop.

Location: Stanworth House York Street Clitheroe BB7 2DH

With regard to the above planning application to remove existing workshop, extend the main building and build new workshop. The application proposes make many changes to the property including an additional bedroom whilst also making changes to the parking provisions. I have no objection in principle to this proposed development that will increase the number of bedrooms in the dwelling from the present three to four or more.

Scaling the plans the drive offers two parking places plus a provision to turn the vehicles so that access to the property will be undertaken using forward gears. It should be noted that the additional bed room would indicate that the present proposal is not sufficient to meet the base line parking requirements as included in the Joint Lancashire Structure Plan. For a property with four or more bedrooms I would require parking within the curtilage of the property for a minimum of three vehicles. The access to Stanworth House from York Street is of minimal width and on to a busy road in the centre of Clitheroe and for this reason I would be requiring that that the turning facility is retained to ensure that vehicles continue to enter and leave the property using forward gears.

I will be requiring a new plan indicating parking for three vehicles along with facilities to allow the necessary turning. Any off highway parking bay should be 2.4m X 4.8m and ideally the bays should allow independent use of vehicles. That is it should not be necessary to move one vehicle to allow a second to be used. Once I am satisfied that the site will provide sufficient parking for the three bedroom dwelling then I would not raise objections on highway grounds.

Regards
Chris

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