

## Nicola Gunn

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**From:** planning  
**Subject:** FW: D3.2017.1021 - Susie Cottage Rimington Lane Rimington

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**From:** Nolan, Chris [mailto:Chris.Nolan@lancashire.gov.uk]  
**Sent:** 21 November 2017 08:37  
**To:** Rachel Horton; planning  
**Cc:** LHS Customer Service  
**Subject:** D3.2017.1021 - Susie Cottage Rimington Lane Rimington

Hi Rachel

Planning Application No: 3/2017/1021  
Grid Ref: 380817 445907  
Proposal: Demolition of existing lean-to extension to side, and erection of two-storey, L-shaped extension to side and rear with balcony, and single storey porch to front.  
Location: Susie Cottage Rimington Lane Rimington BB7 4DT

With regard to the above planning application to extend Susie Cottage Rimington Lane Rimington.

I have looked at the plans and been out to site. Susie cottage is in a very narrow rural lane that would not offer any on road parking. Any alteration to Susie cottage will have to include sufficient parking for the size of the building. For highway purposes I have to assess the parking requirements of a dwelling against the number of available bedrooms. The plans indicate that post the extension there will be four bedrooms raising the requirement for vehicle parking from 2 to three.

Whereas I do not have any objections in principal to the extension to Susie Cottage, I will have to see plans that will indicate that there is sufficient parking for three vehicles within the curtilage of the property. The dimensions for a standard bay, where that is a bay that butts up to the adopted highway is 2.4m wide and 5.6m long. An further bay behind this will need to be a minimum of 2.4m wide and 4.8m long.

There is a problem with the present parking spaces at Susie Cottage in that the sightlines to the north east of the property relatively none existent. If this was a new development I would be asking for the problem to be designed out. As this is an established parking space for the property I am only able to indicate my concerns therefore I would ask the client to consider the difficulties whilst looking to provide the third parking space.

Presently I would have to object to the proposal as the plans for the property do not provide for sufficient parking. If this is resolved then I would ask for the following notes and conditions to be added to any permissions that your council is minded to permit.

### Conditions

1. Before the development hereby permitted becomes operative, the existing hedge and vegetation on the highway frontage of the site to Rimington Lane shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of Rimington Lane. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

2. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network to the rear of the development site prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.
3. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
  - The parking of vehicles of site operatives and visitors
  - The loading and unloading of plant and materials
  - The storage of plant and materials used in constructing the development
  - The erection and maintenance of security hoarding
  - Details of working hours
  - HGV delivery times and routeing to / from the site
  - Contact details for the site manager
4. Any hard standing for vehicle parking should be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials for a distance of 5m back from the edge of the carriageway 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.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.
2. In order to construct the external walls, the building construction work may extend into the highway should this happen this office should be notified of the proposed works before the development is commenced. Before commencing any construction work you must contact the Lancashire County Council, Street Works [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) or 01772 533433

Regards  
Chris

Chris Nolan  
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