

## Sharon Craig

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**From:** Nolan, Chris <Chris.Nolan@lancashire.gov.uk>  
**Sent:** 17 November 2017 13:37  
**To:** Rachel Horton; planning  
**Cc:** LHS Customer Service  
**Subject:** D3.2017.1053 - 20 Crow Trees Brow Chatburn

Hi Rachel

Planning Application No: 3/2017/1053  
Grid Ref: 376669 443961  
Proposal: Proposed extension and alterations.  
Location: 20 Crow Trees Brow Chatburn Lancashire BB7 4AA

With regard to the above planning application to extend the dwelling at 20 Crow Trees Brow, Chatburn. The two storey extension will increase the number of bedrooms from three to four whilst also reducing the sites capacity for parking. A dwelling with four bedrooms should provide sufficient parking for three vehicles within the curtilage of the property to meet the parking requirements as set out in the Joint Lancashire Structure Plan.

The plans indicate a large garage that will also serve as a utility room but the dimensions will only support parking for one vehicle. The residual drive in front of the house has a steep incline and would not seem to have sufficient length or width to allow for the parking of two further vehicles. The drive is boarded on one side by the property line to the adjoining No.18 Crow Trees Brow and on the other by a retaining structure allowing a level front garden. Discounting the parking need with an allowance of on street parking is an option that is not available as the highway in front of the property is subject to a system of double white lines and therefore parking is prohibited.

Presently I will have to object to this proposal unless plans can be provided to indicate that there is provision to park three vehicles within the curtilage and that any necessary changes to enable this are included in the proposal. Such Plans need to be a scaled drawing sufficient that the individual bays of 5.6m X 2.4m are able to be verified. For the purposes of this calculation the garage space will be counted as providing one of the required three spaces.

If plans can be supplied indicating that the necessary parking can be provided I would be able to look at the application again.

Regards  
Chris

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