

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 18 January 2018 09:01
To: Harriet McCartney; planning
Cc: LHS Customer Service
Subject: D3.2017.1127 - Field View Ribblesdale Avenue Clitheroe

Follow Up Flag: Follow up
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Hi Harriet

Planning Application No: 3/2017/1127
Grid Ref: 374168 442623

Proposal: Proposed extension of a single storey wrap around side and rear extension. Construction of two dormer roof windows as part of the loft conversion. Conversion of a detached garage to granny annexe.

Location: Field View Ribblesdale Avenue Clitheroe BB7 2HZ

With regard to the above planning application to extend the main building and to convert the present garage space to a "Granny Annex". In principal I would not object to the development. The changes to the main building would increase the bedrooms from four to five and this would not change the parking requirements for the building as the maximum number we would be looking for is three parking spaces.

The conversion of the garage to a granny annex would have an impact on the parking as this could be assessed as a separate dwelling whilst also reducing the present parking provision at the property. If the annexe is to be a separate dwelling then as a single bedroom unit we would be looking for a dedicated parking space for this provision and such would need to be independent of other provisions in that it could be used without the residents at the main building needing to move their vehicles to allow access and egress. This could be avoided by conditioning that the annexe is uses by a family member. Unless indicated differently I would presume this to be the case and request that this is conditioned in the permissions for the development.

The removal of the garage from the present parking provision will still need to be addressed and for that reason I would request that the applicant submits a site plan indicating the parking provisions once the development is completed. Please note that these provisions should include provision for three vehicles along with space to turn vehicles so that all traffic can enter and leave the site using forward gears.

Taking the above comments into account and subject to the production of a satisfactory parking plan I would not raise objections to the application on highway grounds subject to the following conditions being attached to any permissions that your council is minded to grant.

Conditions

1. The converted garage hereby approved shall only be used ancillary to the enjoyment of the existing household and shall not be used by way of sale or sub-letting to form separate residential accommodation. Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.
2. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use

before the development is brought into use and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users.

3. No deliveries shall be made before 9.00 am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) attending the local primary school and/or entering/leaving the estate. Reason: In the interest of highway safety.

Regards
Chris

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