

Sharon Craig

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 31 January 2018 13:09
To: Robert Major; planning
Cc: LHS Customer Service
Subject: D3.2018.0028 - Moorgill 4 Wiswell Lane Whalley Lancashire BB7 9AF

Follow Up Flag: Follow up
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Hi Robert

Planning Application No: 3/2018/0028
Grid Ref: 373636 436729

Proposal: Proposed alterations and extension to existing property and erection of a detached garage. Erection of two four-bed detached dwellings with detached double garages.
Location: Moorgill 4 Wiswell Lane Whalley Lancashire BB7 9AF

With regard to the above planning application to build an extension to No.4 Wiswell Lane Whalley and to build two new dwellings, along with three double garages to be associated with each home. My first observation is that the new dwellings, as indicated on the plans are 5 bedroom units with a potential of having 6 bedrooms. For planning purposes the declared attic study would need to be considered as a potential bedroom because of its position within the house even if the design is for study use. That said the parking requirement for a 6 bedroom home is the same as that for a 4 bedroom unit. The site plan does indicate that each home will have sufficient parking for three or more cars and therefore this criteria has been fulfilled.

My main concern is that the development does indicate that there will be a significant increase with regard to the traffic flow at the access point to the site off Wiswell Lane as this will be adding two or three units. I understand that there are two access points from Wiswell Lane but I do not know how these are used. I would consider that the access closest to No.12 will be less used than the wider and better formed entrance closer to No.4. With this in mind I feel that the increase in traffic flow that would be generated by this development should be reflected by improvements at this entrance.

If I was looking at a development that would have an access off the highway to serve 8 dwellings then we would require an entrance that was 5.5m wide and that the entrance would be a full depth construction with kerbed edge. This work would therefore be subject to a section 278 agreement with the county council.

Subject to an agreement with regard to an acceptable design for the access point off Wiswell Lane at Grid Reference 373602:436768 I would not raise objections to the proposal subject to the following conditions being attached to any permissions that your council is minded to grant.

Conditions.

1. 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.

2. All garage facilities shall have facility of an electrical supply suitable for charging an electric motor vehicle. Reason: - in order to promote sustainable transport as a travel option and reduce thereby carbon emissions.
3. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

Regards
Chris

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