

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 06 February 2018 14:50
To: Robert Major; planning
Cc: LHS Customer Service
Subject: D3.2018.0036 - Manor House, Howgill Lane, Rimington

Hi Robert

Planning Application No: 3/2018/0036

Grid Ref: 382506 446021

Proposal: Conversion of existing barn to one new dwelling with associated alterations to access incorporating retention of unauthorised new window openings and door, and enlargement of original openings.

Location: Manor House Howgill Lane Rimington BB7 4EF

With regard to the above planning application to convert a barn to a new dwelling. This application is not a standalone situation as the land in front of the barn is the parking for Manor House. I note that the plans do indicate that there will be new parking formed for Manor House off Robin Lane but this will need to be correctly included in any permissions that are granted with regard to this development.

This situation means that the application will result in at least two different points where traffic will be joining the adopted highway and each situation will need to be fully considered. The site plan that is attached to the application does not include sufficient detail to be able to make these assessments.

The following points need to be correctly covered.

1. Dwellings with four or more bed rooms need to have sufficient off street parking for three vehicles. This has been indicated on the plan for Manor House but the barn conversion, that will have four bedrooms, has only two parking spaces indicated.
2. The parking should be so constructed that vehicles will be able to enter and leave the adopted highway using forward gears. In the case of both parking areas I would need further information indicating that this manoeuvre is possible for all vehicles independently. That is with three vehicles on either site any one could leave the site using forward gears without the need for another vehicle to be moved.
3. If gates are to be used to enclose a parking area or access to a drive then these gates need to be set back a full 5m from the nearside edge of the highway to allow any vehicle to pull clear of the road prior to the need to stop to open or close a gate.
4. Any gates will need to open away from the highway.
5. Where a parking area or drive meets with any part of an adopted highway then, for a distance of 5m, the surface needs to be formed for a bound material to stop debris being dragged on to the highway where this may be a danger to other highway users.
6. It is necessary to maximise any sightlines that drivers need to be able to complete safe access or egress and for this reason perimeter walls are reduced to and maintained at a height of less than 1.0m

I would not raise objections to the application on highways grounds if a more detailed site plan can be provided that will indicate that the points outlined above have been fully addressed and if the following notes and conditions are added to any permissions that your council is minded to grant.

Conditions

1. Before any access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. 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.
2. Before the development hereby permitted is occupied the existing walls and hedges on the highway frontage of the sites Manor House and the new barn conversion to the roads Howgill Lane and Robin 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 Howgill Lane and Robin Lane. Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.
3. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear from both the parking area for the new barn conversion and for the new parking area for Manor House 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 Barn Conversion is occupied and maintained thereafter. Reason: Vehicles reversing to and from the highway are a hazard to other road users.
4. No building materials, vehicles etc. associated with the development hereby approved shall be stored or placed on the adopted highway network prior to, during and following completion of construction of the proposed works. Reason: In the interest of highway safety.
5. Rainwater from any new access road drain wholly within the existing site and shall not be allowed to discharge onto the adjacent adopted public highway network. (Section 163 of the Highways Act 1980 - Prevention of water falling on or flowing on to the highway refers.) Reason: In the interests of highway safety.
6. Parking is made available for each dwelling according to the number of bedrooms as indicated on the agreed plan. That is three spaces for any self-contained dwelling with four or more bedrooms and the agreed spaces should be so sited that each can be used at any time without depending on other vehicles being moved. This arrangement should be included in any sale or tenancy agreement at completion of the site and in the future and the spaces be made available before the dwellings are occupied and maintained thereafter. Reason: That each dwelling will be assessed as a separate dwelling with its own parking requirements.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Regards
Chris

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