

Nicola Gunn

From: Nolan, Chris <Chris.Nolan@lancashire.gov.uk>
Sent: 12 February 2018 11:55
To: Rebecca Bowers; planning
Cc: LHS Customer Service
Subject: D3.2018.0089 - Cobstones Manor Road Copster Green

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

Hi Rebecca

Planning Application No: 3/2018/0089

Grid Ref: 367518 433777

Proposal: Proposed garage conversion into granny annex kitchen and dining room

Location: Cobstones Manor Road Copster Green BB1 9EP

With regard to the above planning application to convert garage to a separate Dining, Living and Kitchen area. The plan do not indicate a sleeping area with section. As much I can only presume that the changes will not make changes to the number of bedrooms within the property as a whole there does not seem to be anything within the application documentation to confirm this situation.

Due to the fact that the proposed changes are to convert the present garage space to living accommodation the changes will have an impact on the parking that will be available on the site. As this is the case I will need to be sure that there is sufficient parking available for the size of the property. With dwellings, the parking need is assessed on the number of bedrooms. I would be looking for one parking space for a single bedroom unit, two for a two or three bedroom home and three parking spaces for a house with four or more bedrooms. The parking spaces should be laid out so that, as far as possible, all vehicles can be accessed independently and so that all vehicles can enter and leave the site using forward gears. To be sure that there is sufficient and suitable parking once the alterations have been completed I would need plans of the building and a full site layout indicating the parking arrangements.

Once I have the necessary information I will be able to make constructive highway comments, until that time I will have to object to the application on the grounds that I do not have sufficient information.

With the correct plans I would look for any permissions that your council is minded to grant to have the following conditions attached.

Conditions

1. The facility will only be used for private recreational use ancillary to the main dwelling on the site and should not be used commercial purposes or financial gain. Reason: Access and parking details have not been provided to ensure safe highway access.
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 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.

Regards
Chris

Chris Nolan
Development Support
Community Services
Lancashire County Council
Tel 01772 531141
Call Centre 0300 123 6780
www.lancashire.gov.uk

Lancashire County Council highways now offers a full pre-application support service. A best value professional service bringing benefit to development of any size through detailed local advice. If you are interested in taking up this service please e-mail developeras@lancashire.gov.uk or visit our website via the link below:

<http://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service.aspx>

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.