

## Sharon Craig

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**From:** Bloomer, David <David.Bloomer@lancashire.gov.uk>  
**Sent:** 23 May 2018 10:51  
**To:** Adam Birkett  
**Cc:** LHS Customer Service; planning  
**Subject:** app3/2018/0263 10 Knowsley Road Wilpshire

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning Adam,

The Proposal is for the subdivision of an existing care home into 5 dwellings ( 4 x 3 bed and 1 x 4 bed) The application form states that there are currently 4 parking spaces on site with the development proposing to provide a further 6 spaces to bring the total up to 10. Based on LCC's parking standards the proposed development would generate a requirement for 11 parking spaces.

However the main concern and one which was raised during the pre-application discussions was the positioning of the proposed parking provision and the encroachment over the full width of the footway along the frontage of the site. This would not be acceptable for the following reasons

- 1 The loss of the footway would be detrimental to pedestrian safety
- 2 Visibility for vehicles emerging from the spaces ( likely to be reversing) will be severely impaired by adjacent vehicles.
- 3 loading and unloading luggage and shopping etc from the boot of parked vehicles would place pedestrians within the live carriageway.
- 4 Visibility for vehicles exiting Clifton Grove will be compromised
- 5 It is a usual requirement on bin collection days for the bins to be moved to the kerb edge prior to collection. The proposed layout does not allow for this and the likelihood it that these bins will be moved onto the carriageway to await collection.

In the pre-application response doubt was raised about whether or not the footway formed part of the adopted highway. Anecdotal evidence from a colleague suggest that the full S38 procedure was not followed through due to a dispute between the developer and highway authority regarding the surfacing materials. However notwithstanding whether or not the footway is adopted highway the fact remains that it was a feature of the original application for the care home and has been a benefit to all its users and the public at large and will remain essential to the safety and amenity of the residents of the care home or any future uses of the site and it is for this reason I would have to recommend that the application be refused on highway safety grounds

Dave Bloomer  
Development Control  
Lancashire County Council

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