

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 07 November 2018 12:44
To: Stephen Kilmartin
Cc: planning; LHS Customer Service
Subject: APP. 3/2018/0982 - LAND ADJACENT TO 17 BROOKES LANE WHALLEY

Follow Up Flag: Follow up
Flag Status: Flagged

Resubmission of planning application 3/2018/0511 with design amendments.

Good afternoon Stephen

The application is a resubmission of approved planning application 3/2018/0511 where permission was granted on 3rd August 2018. The resubmission of the approved application consists of amendments to the initial plans and details of these amendments have been submitted in this application.

These amendments would raise no highway concerns and I would therefore raise no objection towards the proposal on highway grounds.

However,

I would like to note that the garages to number 17 and 19 as well as the garages to plot 2 and 3 do not meet the required dimensions set out in Clause 8.3.41 on page 109 from the Manual for Streets. Although, there is however sufficient parking space within the curtilage of each dwelling to accommodate the parking provisions.

Should your council be minded to approve this application then I would request that the following condition be attached to any permission that may be granted

Condition

1. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority. **Reasons:** To allow for the effective use of the parking areas.

Robert Gregg
Highways Development Support
Community Services
Lancashire County Council
T:01282 470840
M:07976316464
E: highways@lancashire.gov.uk
W: www.lancashire.gov.uk

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.