

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 08 November 2018 09:19
To: Harriet McCartney
Cc: planning; LHS Customer Service
Subject: APP. 3/2018/0805 - 27 PENDLESIDE CLOSE, SABDEN.

Proposed modification and extensions. Side extension to gable. New dormers to front and rear elevations.

Good morning Harriet

The submitted plans would indicate that the proposal would generate an increase in the number of bedrooms from 3-5 and therefore a provision of 3 parking spaces would be sufficient for this proposal.

The layout indicates that 3 parking spaces are proposed to be situated to the front of the dwelling on the existing driveway.

The existing driveway was of a substandard formation to accommodate three parking spaces and a revised plan was requested in order to demonstrate a sufficient layout of the proposed parking area.

After recently receiving a revised plan which details the whole area fronting the dwelling to be paved in order to provide sufficient parking for three cars I would be satisfied that the parking configuration as detailed in the layout would be satisfactory and therefore I would raise no objection towards the application on highway grounds on the basis that the whole area fronting the dwelling is to be paved in accordance with the revised plan.

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

Conditions

1. Before the access is used for vehicular purposes, the area fronting the dwelling extending from the highway boundary shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. **Reasons:** 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. 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.

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

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