

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 20 February 2019 13:49
To: Stephen Kilmartin
Cc: planning; LHS Customer Service
Subject: APP. 3/2019/0069 - 63 LITTLEMOOR ROAD, CLITHEROE

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Single storey rear extension and conversion of western end of garage to create utility.

Good afternoon Stephen

With respect to the application, whilst I would raise no objection in principle I would need to be satisfied that the parking provision is sufficient for the proposal.

63 Littlemoor Road is a 5 bedrooomed dwelling and as such 3 parking spaces are sufficient for the proposal, whilst the property is to be retained as a 5 bedrooomed dwelling the conversion of the western end of the garage to create a utility room as proposed would prove the garage to be considered insufficient as a parking space.

The existing garage is 7.2m in length whereas the introduction of a utility room as proposed would reduce this length to 4.2m, as such this would not be considered sufficient for its intended purpose as a parking space.

I would therefore require a scaled drawing which demonstrates the proposed parking arrangements for the proposal. Three parking spaces will need to incorporated within the curtilage of the dwelling, the garden area fronting the dwelling has potential to create 3 parking spaces while also the garage equally has the potential to be extended so that a length of 6 meters can be achieved for a parking space.

I would ask that the plans be revised.

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