

Sharon Craig

From: Gregg, Robert <Robert.Gregg@lancashire.gov.uk>
Sent: 19 February 2019 11:32
To: Harriet McCartney
Cc: planning; LHS Customer Service
Subject: APP. 3/2019/0128 - 60 MAYFIELD AVENUE, CLITHEROE

Follow Up Flag: Follow up
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Application to demolish existing garage on side of house and then build a two storey side extension.

Good morning Harriet

With respect to the application, the proposal will result in an increase in the number of bedrooms from 3-4 and as such 3 parking spaces will be sufficient for the proposal.

The loss of a parking space to the existing garage will be accommodated by an extension to the existing driveway to the frontage of the dwelling. The proposed driveway extension will suffice that of the required parking provision, however the proposed parking formation will need to be bound using an approved surfacing material as well as an extension of the existing drop kerb that will need to be installed prior to the commencement of any external works in accordance with the full approval of this application whereas these works shall be carried out under section 184 of the Highways Act 1980.

I would therefore raise no objection towards the proposal on highway grounds.

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. Before the area fronting the dwelling is used for vehicular purposes, the whole area shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials. **Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Note

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority can carry out these works and therefore before any access works can start you must contact Lancashire County Council using the website link <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx> to obtain a quotation and request the works.

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