

Nicola Gunn

From: Bloomer, David <David.Bloomer@lancashire.gov.uk>
Sent: 24 June 2019 14:51
To: Adam Birkett
Cc: LHS Customer Service; planning
Subject: app3/2019/0476 Plot A Ribblesdale Avenue Chatburn

Categories: Yellow Category

Afternoon Adam,

The proposed development is for a 4 bed dwelling which would attract a parking provision of 3 vehicles. I would be concerned that the required parking provision cannot be provided for the following reasons;

- 1 The proposed garage is substandard in respect of its length i.e. 5m , a minimum length of 6m would be required.
- 2 The driveway for the property is only wide enough to accommodate 1 vehicle
- 3 It is unclear from the submitted plan whether the 6m turning head arm is actually part of the turning head for the whole development or an additional parking space for Plot A. In either scenario the absence of adequate parking availability for Plot A would increase the likelihood of parking within the turning head which would not be acceptable

On the basis of the lack of adequate off street parking for Plot A I would have to recommend that the application be refused on the grounds of highway safety resulting from obstruction of the turning head affecting the ability of vehicles being able to enter / leave the development in forward gear.

Dave Bloomer
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