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Our ref: 82009791/HDC/SL/33543
Your ref: DET/2021/0002
Date: 02 March 2021

Dear Mr Haywood

Proposal : Conversion of Barns to 4 No. Dwelling Houses
Gow Hole Farm, Marsh Lane (CIII), Gow Hole, Furness
Vale.
App. Ref. : DET/2021/0002

The above application has been forwarded to this Authority for highway considerations and I have the following comments to make :-

It would appear that there is considerable history associated with this site, not least application 2011/0291 for a new site access and 2015/0336 for conversion of barn/outbuildings to 5 No. dwellings.

In respect of the latter, the Highway Authority raised no objections to the proposal following speed readings, in lieu of alterations to the access to improve visibility and recommended conditions and notes being included in any planning consent.

Comments on this application are given on the basis that the alterations to the access have been implemented and visibility should be maximised over controlled land/highway from a 2.4m set-back distance.

It would appear from the information provided, that there would be an under provision of off-street parking given that two/three bedroom dwellings should be provided with two off-street parking spaces of minimum dimensions 2.4m x 5.5m clear of any shared/manoeuvring area and vehicles should be able to enter and exit the site in a forward gear. The Highway Authority would also wish to ensure that existing off-street parking for the existing dwelling is maintained. Any under provision of off-street parking could negate manoeuvring provision and the Highway Authority would not wish to see vehicles reversing to or from Gow Hole. The less off-street parking that is provided, the more the above concerns are likely to be exacerbated.

It is noted that there seems to be a discrepancy between the site and location plan and the drawing named 2583-2 Gow Hole Farm, Gow Hole, Furness Vale on your Authority's website in that the latter apparently demonstrates two less parking spaces. Any under provision of off-street parking could negate manoeuvring provision and the Highway Authority would not wish to see vehicles reversing to or from Gow Hole.

Given the distance the proposed properties would be from the publicly maintainable highway manoeuvring should also accommodate smaller service/delivery vehicles e.g. supermarket delivery.

A bin dwell area for refuse/recycling collection days would also be required to the rear of the highway and clear of the access. You will appreciate the potential residents will be required to take their bins some considerable distance. This area should be of sufficient dimensions to accommodate the maximum number of bins on any one collection day.

In view of the above, it is recommended that the applicant be given the opportunity to submit further / revised details specifically demonstrating measures to allay the above off-street parking and manoeuvring issues.

Yours sincerely,

Development Control