

**FURTHER UPDATE REPORT**

**FOR DEVELOPMENT CONTROL COMMITTEE  
MEETING OF 6 OCTOBER 2020**

**Item B4 - 2020/0302 - 39 Tonacliffe Road, Whitworth**

The Committee Report refers to LCC Highways having commented as follows:

The initial issue regarding the use of the studio on a commercial basis has been resolved - I would assume that the use of the studio could be controlled by a suitably worded planning condition.

In the absence of any further information regarding the number of bedrooms at the property I have looked online and the property is described as having 4 bedrooms, which would equate to an on-site provision requirement of 3 spaces. Currently only 2 spaces are accommodated on site and of these one has the issue of obstructing the closing of the gates. This being the case the applicant may choose to resort to on-street parking to retain the option of closing the gates.

On the basis of existing concerns re parking in this area, due to the prevailing road layout, and in the absence of sufficient on-site parking being retained for the dwelling, I would have to recommend that the application be refused.

The Agent submitted an amended Site Layout they considered to fully address LCC Highway's concerns.

At the time the Committee Report was published LCC Highways had not confirmed this to be the case. It has now provided the following response:

On the basis of the amended plan there is no objection to the proposal on highway grounds, subject to the proposed conditions referring to incidental enjoyment and alterations to the vehicular access.

Officers remain of the view that Permission should be granted.

As currently written Condition 2 correctly Titles the drawings to be approved, and lists their Drwg No, but to properly/fully list the Date Received it is recommended that this condition be amended to read:

The development shall be carried out in accordance with the following unless otherwise required by the conditions below.

Title	Drwg No	Date Recd
Location Plan	2011 PL_01 A	16 /07/20
Proposed Plans	2011 PL_04 B	25/08/20

Reason: To ensure the development complies with the approved plans and submitted details.

**Neil Birtles**  
**Planning Officer**  
**06/10/2020**