

## **Agenda Item 6**

### **Specifications for the two Permanent Garages at Back Nora Street:**

The tenants have been in contact with the Clerk and have stated that after consultation with Pendle planning that planning permission is not necessary. They have supplied a detailed drawing of the design and materials to be used.

The two garages will be constructed of concrete block with a flat box profile roof which will slope from front to rear. Due to the natural taper of the site one garage will be wider at the front elevation than at the rear elevation, allowing some storage/workspace within the garage.

The doors are metal up & over doors with a double glazed plastic window to the rear. The garages are of a size which will accommodate a modern motor vehicle both in length. The frontages are situated predominantly in front of the tenant's properties which will help reduce loss of visual amenity to adjacent properties.

The Clerk recommends both the design and materials proposed are adequate, but again recommends that responsibility for all planning permission and building regulations are the responsibility of the tenant's and should be incorporated in the future longer term lease as a condition.