

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 2019/0551
Our ref:
Date: 19/07/2019

Dear Sirs

Re: Planning Application 19/0551

Address: Grove House Malt Kiln Brow Chipping PR3 2GP

Description: Demolition of existing lean-to garage and potting shed and replacement with double garage with workshop and storage above. Construction of single story extension to side and single-story glazed link between the existing kitchen and wash house. Re-point with lime mortar and repair and replace cast-iron guttering (like for like).

With respect to this application for the demolition and new workshop we would not wish raise to any objections to the application.

In line with the Lancashire Parking Standards a 4 bedroomed house such as this should have 3 car parking spaces. It is noted that the proposed garage would not be considered large enough to constitute a car parking space. However it would appear that there is sufficient car parking to accommodate 3 off street car parking spaces. If at some point in the future the use of the garage is changed to some form of accommodation there is a concern that this compromise the parking standards.

Should you wish to approve this application we would wish that the following condition is added to the decision notice.

1. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008,

Phil Durnell

Director of Highways and Transport
Lancashire County Council
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or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority. **Reasons:** To allow for the effective use of the parking areas.

Should you wish to discuss the matter further, please do not hesitate to contact me by email or by telephone on 0300 1236780.

Yours faithfully

Simon Hardie
Highways Development Control
Lancashire County Council