

Development Control
Ribble Valley Borough Council

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

Your ref: 2019/0795
Our ref:
Date: 12/09/2019

Dear Sirs

Re: Planning Application 19/0795

Address: New Elmridge Farm Gib Hey Lane Chipping PR3 2NY

Description: Extension to dwelling to form porch, new window opening and new roof light and construction of detached two-story workshop with office over.

With respect to this application we would not wish to raise an objection.

Should you wish to support the application we would look for the following conditions to be added to the decision notice.

1. Garage or workshops not to be used as living accommodation

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, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garage or workshops 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. Reason: to protect off-street parking provision in the future.

2. Garage or workshops to be used ancillary to household

The garage or workshops hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for

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any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

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