

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone:
Email:

Your ref: 3/2022/0280
Our ref: D3/2022/0280
Date: 1 April 2022

For the attention of Ben Taylor

Planning Application No: 3/2022/0280

Grid Ref: 362819 441966

Proposal: Proposed two storey conversion from garage and store to annexe

Location: Pale Farm Barn, Moss Lane, Chipping PR3 2TR

Having considered the information submitted, the Highway Development Control Section does not have any objections regarding the proposed development at the above location, subject to the following comments being noted, and condition and note being applied to any formal planning approval granted.

Proposal

The proposal seeks the conversion of an existing garage and store to a one bedroomed residential annexe.

Car parking

Although the conversion would result in the loss of one parking space there is adequate space on the existing driveway to provide parking for at least four vehicles, which should include one parking space for the proposed annexe.

Public Rights of Way

Public Footpath 3-10-FP31 (Bowland with Leagram) passes through the site from Moss Lane. The line of this public footpath is shown on the Proposed Site Plan (Drawing P01.01). Vehicles parked on the driveway/hardstanding should not obstruct access to the Public Footpath. Details of the proposal have been passed to the county council's Public Rights of Way team for them to provide comments, if appropriate.

General

The use of the proposed annexe should be controlled by condition to be used only ancillary to the main dwelling at Pale Farm Barn. This is to ensure that the sale or sub-letting of the property does not lead to a sub-standard level of parking or manoeuvring area being provided.

The following condition and note should be applied to any formal planning approval granted.

Condition

1. The residential annexe hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (Pale Farm Barn) and shall not be used by way of sale or sub-letting to form separate residential accommodation. Reason: To avoid the creation of separate dwellings which may be sub-standard in terms of parking provision and/or vehicular manoeuvring area.

Informative note

1. The grant of planning permission does not entitle a developer to obstruct a right of way. The proposed development may affect the setting of Public Footpath 31 (Bowland with Leagram).



Highways and Transport
Lancashire County Council