

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

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

Your ref: 03.2023.1009
Our ref: 03.2023.1009
Date: 26.04.2024

For the attention of Lucy Walker

Planning Application No: 3/2023/1009

Grid Ref: 377415 434283

Proposal: Demolition of existing garage and first-floor extension and erection of two-storey

extension to side and rear to include new garage.

Location: Summerfield Simonstone Lane Simonstone BB12 7NX

Having considered the information submitted, an adequate level of off road parking for the type and size of proposal will be retained. The Highway Authority is of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

The following conditions are recommended.

Condition

- The garage hereby approved shall be kept freely available for the parking of cars, and shall not be converted or altered to form an additional room within the dwelling without the submission and grant of a planning permission for that purpose by the local planning authority. Reason: To allow for the effective use of the parking areas.
- The parking areas must be constructed of a bound porous material in order to ensure that satisfactory parking is provided before the proposal hereby permitted becomes operative.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highways and Transport
Lancashire County Council

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD



