

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

Phone: 0300 123 6780
Email: developer@lancashire.gov.uk
Your ref: 03.2023.1043
Our ref: 03.2023.1043
Date: 22.02.2023

For the attention of Lucy Walker

Planning Application No: 3/2023/1043

Proposal: Proposed alterations to garage building including removal of first floor bedroom and shower room, external staircase, under-stair storage and wire mesh pen. Extension to provide ground-floor exercise room with shower, toilet and store with upper-level terrace to provide a seating area with access off to a storage area within the garage roof.

Location: 1 Higher Standen Hey Farm Whalley Road Pendleton BB7 1PP

The submitted documents and plans have been reviewed and the following comments are made.

Public right of way FP0332009 should not be obstructed during construction works.

There is no objection to the proposal on highway grounds subject to the above comments being noted and condition being applied to any formal planning approval.

Condition

The extension to provide ground-floor exercise room hereby approved shall only be used ancillary to the enjoyment of the existing dwelling at 1 Higher Standen Hey Farm 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

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk,

quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Kind regards

Tahira

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

