

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

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Your ref: 03.2024.0075
Our ref: 03.2024.0075
Date: 07.03.2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0075

Grid Ref: 382995 452076

Proposal: Proposed demolition of conservatory and construction of two-storey extension to side. Demolition of utility room and construction of single-storey extension to rear. Conversion, extension and roof lift of attached WC store and garage to single-storey bedroom/office.

Location: Lower House Farm Settle Lane Paythorne BB7 4JD

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

Whilst there is no objection to the principle of the development, there is an increase in the number of bedrooms with this proposal from the existing 2 to a proposed 4, therefore, parking standards require 3 parking spaces for this size of proposal. These should be available within the curtilage of the property.

It must be noted that Footpath FP0331024 should not be obstructed during construction works.

The following are recommended.

Condition

- The creation of a home office hereby approved shall only be used ancillary to the enjoyment of the existing dwelling at Lower House 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 temporary or permanent 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

