

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.2024.0422
Our ref: 03.2024.0422
Date: 25.06.2024

For the attention of Lucy Walker

Planning Application No: 3/2024/0422

Grid Ref: 370552 434610

Proposal: Proposed conversion and extension of double garage to create a gym/home office.

Location: 12 Northcote Park Langho Blackburn BB6 8FB

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

There is no objection to this proposal as there are no highway safety concerns. It is noted this proposal is for personal use only.

The following conditions are recommended:

Conditions

- The building shall not at any time be used for any purpose which would preclude its use for the storing of motor vehicles. Reason: To ensure that there is adequate off-street parking provision within the site to prevent on-street car parking that would be inimical to highway safety.
- The extension of double garage to create a gym/home office hereby permitted shall be used solely for domestic purposes incidental and ancillary to the enjoyment of the existing dwelling, 12 Northcote Park, and shall not be used as a separate dwelling or for any other purpose whatsoever. Reason: To protect the residential amenities of the site and neighbourhood.

Kind regards

Tahira

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