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Your ref: 03.2024.0444  
Our ref: 03.2024.0444  
Date: 06.08.2024

**For the attention of Lucy Walker**

**Planning Application No: 3/2024/0444**

**Grid Ref: 368387 438067**

**Proposal: Proposed demolition of conservatory and utility room and construction of single-storey extension on the south elevation. Construction of single-storey extension to the north elevation. Alterations to fenestration.**

**Location: 6B The Dene Hurst Green BB7 9QF**

The submitted documents and plans have been viewed together with the history of the site, the following comments are made.

It is noted that work has already started 1.11.23 but not completed. There is no change in the number of bedrooms with this proposal, therefore no change in parking standard requirements, however it is noted there is an office/bedroom 3.

With reference Planning Statement, March 2024, there is no objection to the proposal in principle subject to the points being noted and condition being applied to any formal planning approval.

Public right of way FP0303070 should not be obstructed during construction works.

### **Condition**

- The home office hereby permitted shall be used solely for domestic purposes incidental and ancillary to the enjoyment of the existing dwelling, 6B The Dene, 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

### **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.

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





Kind regards

Tahira

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

