

Ribble Valley Borough Council
Planning Section
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Your ref: 03.2024.0446
Our ref: 03.2024.0446
Date: 24.07.2024

For the attention of Lucy Walker

Planning application no.: 3.24.446

Location: New Springs Barn, Saccary Lane, Mellor

Proposal: Proposed conversion of attached garage to home office and utility room, construction of detached double car port and garden wall.

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

Further to the additional information (photos of the proposed wall), Photo 8, the new garden wall needs to be set back in the same position of the current hedge and ensure that the paved strip is left as is. This is needed for improved visibility.

There is no objection to this proposal subject to the comments being noted and the conditions.

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 home office hereby permitted shall be used solely for domestic purposes incidental and ancillary to the enjoyment of the existing dwelling, New Springs Barn, 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

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



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

