

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

Phone: 0300 123 6780  
Email: developeras@lancashire.gov.uk  
Your ref: 03.2024.0446  
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



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