



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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.2024.0625
Our ref: 03.2024.0625
Date: 14.08.2024

For the attention of Emily Pickup

Planning Application No: 3/2024/0625

Grid Ref: 377279 435441

Proposal: Proposed demolition of existing conservatory, garage, oil store and the north west corner of the building. Construction of canopy over front door, single-storey extension to side and single-storey extension to rear with decking. Construction of double garage with mezzanine storage above including new paved area and resin bound hardstanding to front. Installation of electric gates at vehicular entrance.

Location: High Lea Cottage Whins Lane Simonstone BB12 7QU

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

The proposal increases the number of bedrooms from an existing 2 to a proposed 4. Parking standards requires 3 off street parking spaces for this size of proposal. Ref. Design and Access Statement 4.0 Proposed Garage (PL06), these can be provided within the curtilage.

Public Footpaths FP1210026 and FP1210024 must not be obstructed during construction works.

Ref Design and Access Statement 5.0 Access and Drawing 7040 – PRO2a Proposed site plan, garage, plans and elevations submitted, there is no objection to the proposal in principle subject to the points being noted and conditions being applied to any formal planning approval.

Conditions

- The parking areas must be constructed of a bound porous material and created before first occupation up until the lifetime of the dwelling existing in its proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

- The garage(s)/parking areas hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order. Reason: To ensure that adequate parking provision is retained on site
- No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

It shall provide for:

- i) The parking of vehicles of site operatives
- ii) The loading and unloading of plant and materials
- iii) The erection and maintenance of security hoarding
- iv) Measures to control the emission of dust and dirt during construction
- v) A scheme for recycling/disposing of waste resulting from demolition and construction works
- vi) Details of working hours

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. 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

