

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 03.2024.0720
Our ref: 03.2024.0720
Date: 09.10.2024

For the attention of Kathryn Hughes

Planning Application No: 3/2024/0720

Grid Ref: 363773 436336

Proposal: Proposed conversion of existing agricultural building to dwelling and new domestic curtilage.

Location: Pinfold Farm Preston Road Ribchester PR3 3YD

The plans and highway related information has been viewed. The following comments are made.

Parking

A parking plan is requested to show 3 parking spaces required by parking standards can be achieved within the curtilage of this proposed 4 bedroom property. No parking plan has been provided.

Access

The proposed development would use an existing access from Preston Road, which is considered adequate for the scale of development proposed.

Site planning history

3/24/0545 – Highway comments provided 26/07/2024

3/24/0709 – Highways not consulted

3/24/0198 – Highways not consulted

3/2023/0796 - Prior approval under Class Q (a) and (b) for the proposed change of use of an agricultural building to one dwelling. Refused.

Proposal

The proposal is for the change of use of an agricultural to a 4 bed dwelling.

Only 2 parking spaces are being proposed. Parking standards require 3 parking spaces for this size of proposal.

Conclusion

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



With reference to planning statement submitted, 2.1. The site is subject to an allowed appeal as prior approval was granted August 2021, subject to given conditions, 2.2 also granted prior approval under reference 3.24.198 subject to a number of planning conditions.

There is no objection to the proposal on highway grounds providing the required parking spaces can be achieved.

Kind regards

Tahira

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

