

Ribble Valley Borough Council
Planning Section
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Your ref: 03.24.774
Our ref: 03.24.774
Date: 18.02.2025

For the attention of Lucy Walker

Planning Application No: 3/2024/0774

Grid Ref: 369604 433087

Proposal: Proposed conversion of garage to habitable room with first floor extension over. Proposed new roof including hip to gable and increase in eaves and ridge height. New dormers and rooflights to front and rear and new peak roof to front with new cladding. Single storey rear extension.

Location: Kenwood 162 Whalley Road Wilpshire BB1 9LJ

The plans and information submitted has been viewed and the following comments are made.

There is an increase in bedrooms with this proposal therefore maximum parking standards apply. The information submitted shows the 3 parking spaces required can be achieved on the drive. There is no change to the original vehicular access to the property but an increase in parking area is proposed on the drive. This will need to be in bound porous material.

There is no objection to the proposal subject to the following conditions

Conditions

- 1 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:
- 2 The parking of vehicles of site operatives and visitors
- 3 The loading and unloading of plant and materials
- 4 The storage of plant and materials used in constructing the development
- 5 The erection and maintenance of security hoarding
- 6 Wheel washing facilities
- 7 Measures to control the emission of dust and dirt during construction
- 8 A scheme for recycling/disposing of waste resulting from demolition and construction works
- 9 Details of working hours

10 Routing of delivery vehicles to/from site

- 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.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

