

From: Planning
Subject: FW: Consultation on planning application 3/2024/0831 1 Ribblesdale Place, Osbaldeston Lane, Osbaldeston BB2 7LX

From: clerk@osbaldeston.org.uk <clerk@osbaldeston.org.uk>

Sent: 05 November 2024 16:28

To: Planning <planning@ribblevalley.gov.uk>

Subject: Re: Consultation on planning application 3/2024/0831 1 Ribblesdale Place, Osbaldeston Lane, Osbaldeston BB2 7LX

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FAO Stephen Kilmartin.

Ref planning application 3/2024/0831.

After consideration of the above application in relation to the previously approved plans (3/2020/0977) Osbaldeston Parish Council has the following comments:

- The original planning approval states: "The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and ancillary storage as stated on the approved plans and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles or converted to habitable living accommodation, 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."
 - Given that the widest door on the revised plans is approx. 1.5m wide, there is clearly no intention to park vehicles inside the garage. In addition, the granting of residential status for the garage could bring an additional vehicle into the household. In order to preserve highway safety by ensuring all vehicles associated with the household can be parked within the curtilage we recommend that the groundfloor doors are widened to allow cars to enter and that the above (original) condition is applied to any new planning approval.
- We appreciate that the planned glazing to the north gable has been reduced significantly compared to what has been partially built. We recommend this is properly dimensioned on the plan and subsequently enforced by RVBC.

Osbaldeston Parish Council.