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Your ref: 03.25.0167  
Our ref: 03.25.0167  
Date: 13.03.2025

**For the attention of Lucy Walker**

**Planning Application No: 3/2025/0167**

**Proposal: Proposed annexe accommodation.**

**Location: Willow Spring 58 Pendleton Road Wiswell BB7 9BZ**

The plans and submitted documents have been viewed together with the history of the site and the following comments are made.

As the proposal is not for an independent dwelling; it is proposed annexe accommodation with the annex to be an art studio/living room with one bedroom and no kitchen. It is recommended that a minimum of 1 bicycle space is provided for the annexe proposed.

With regard to the trees on the site, planning statement JDTP0522 submitted states ref. 5.11 None of the trees listed in the tree preservation order are not affected by the proposed development

There is no objection to the proposal in principle subject to the comments being noted and conditions being applied to any formal planning approval.

### **Conditions**

- The annexe (detached building) hereby approved shall only be used ancillary to the enjoyment of the existing dwelling (household) and shall not be used by way of sale or sub-letting to form separate residential accommodation. REASON: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.
- Prior to work starting on site a construction management plan is produced for approval. This should highlight how deliveries during construction will be managed and where workers on the site will park during construction. Reason: to minimise the impact of construction on existing residents and pedestrians in the vicinity of the site.

- Space shall be provided for a minimum of 1 bicycle for a 1-bedroom dwelling.  
Reason: To allow for the promotion of sustainable forms of transport and aid social inclusion.

Kind regards

Tahira

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

