

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

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Your ref: 03.25.0194
Our ref: 03.25.0194
Date: 03.04.2025

For the attention of Lucy Walker

Planning Application No: 3/2025/0194

Grid Ref: 373583 438123

Proposal: Proposed conversion of garage to form additional living space.

**Addition of window to
side elevation. The front elevation will be unchanged.**

Location: 27 Poplar Way Barrow BB7 9ZN

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

Parking standards require a garage to be 6m x 3m to enable vehicle parking. There is no objection to the proposal as the original garage is substandard (3 x 3.5m). A 4-bedroom dwelling require 3 parking spaces within the curtilage, therefore a shortage of one parking space.

A covered cycle store is required for 4 bicycles to promote sustainable forms of transport and aid social inclusion.

There is no objection to the proposal on highway grounds subject to the above being noted and the following recommended condition.

Conditions

- Prior to the first occupation a secure, covered cycle store for 4 cycle spaces shall be provided. Reason: To promote sustainable forms of transport and aid social inclusion.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control

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Highways & Transport
Lancashire County Council

