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Your ref: 3/2025/0286
Our ref: 3/2025/0286/HDC/KW
Date: 02 May 2025

Location: Club Farm Worston BB7 1QA

Proposal: Variation of condition 1 (approved plans) on planning permission 3/2018/0678 (for new two storey extension to side and conversion of attached barn to existing residential dwelling; demolition of outbuildings and erection of garaging/office/store. Modification of access and landscaping works) to allow an alternative design of garage.

Grid Ref: 376676 442691

The Local Highway Authority have the following comments to make based on all the information provided by the applicant to date.

Summary

No Objection to the variation of condition 1.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a variation of condition 1 (approved plans) on planning permission 3/2018/0678 (for new two storey extension to side and conversion of attached barn to existing residential dwelling; demolition of outbuildings and erection of garaging/office/store. Modification of access and landscaping works) to allow an alternative design of garage.

Condition 1

'The permission shall relate to the development as shown on Plan References: Design Proposal Specifications Drg No 18-200-06d received on 18/12/18. Design Proposal Visual Impact Drg No 18-200-05d received on 18/12/18. Design Proposal Rear Garden Drg No 18-200-04d received on 18/12/18. Design Proposal Front Garden Drg No 18-200-03d received on 18/12/18. Design Proposal Design Concept Drg No 18-200 02d received on 18/12/18. Proposed Plan and Elevations Drg No 400 Rev A received on 18/12/18. Proposed Plans and Elevations Office and Garage Drg No 500 Rev A received on 18/12/18.

Reason: *For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.'*

Highway Comments:

The LHA has reviewed the submitted documentation, including the previously agreed plans under application 3/2018/0678 and the amended garage meets the recommended minimum internal dimensions for a double garage which is 6m in length and 6m wide. As such the Highway Development Control Section of Lancashire County Council has no objections to the variation of conditions 1.

If you have any questions regarding my comments, please do not hesitate to contact me.

Yours sincerely

Kate Walsh

Highway Development Control Technician

Highways and Transport

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