

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

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2025/0300
Our ref: D3/2025/0300
Date: 4 June 2025

For the attention of Maya Cullen

Planning Application No: 3/2025/0300

Grid Ref: 359930 435457

Proposal: Proposed replacement windows, additional Velux windows, adjustment to four window openings, provision of pigeon hole vents to gable wall. Glazed link to and conversion of garage to art studio, including timber cladding, infilling of door and replacement of vehicular door. Installation of Air Source Heat Pumps.

Location: The Barn, Preston Road, Longridge PR3 3BL

Having reviewed the documents submitted, Lancashire County Council acting as the local highway authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development is unlikely to have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following comments being noted and condition being applied to any formal planning approval.

Proposal

The proposed development includes various changes to windows and openings, changes to the internal layout of the dwelling, the conversion of a double garage to an art studio with associated elevational changes, a glazed link to the converted garage and installation of air source heat pumps. The number of bedrooms will reduce from four to three.

Car parking

There are currently two detached garages on site – one double and one single garage. The double garage will be lost to the conversion to an art studio with the resultant loss of two car parking spaces. The single garage will continue to provide one car parking space and is also adequately sized internally to provide secure cycle storage and an electric vehicle charging point.

The highway authority considers that two car parking spaces should be provided for a dwelling with three bedrooms. One can be provided in the retained single garage with room for at least one further space within the curtilage. However, to ensure that adequate parking and manoeuvring is retained the highway authority recommends that the use of the studio is restricted to personal use only.

If the local planning authority is minded to approve the application the following condition should be applied to any formal planning approval granted.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

Condition

The studio hereby approved shall only be used for the personal use of the existing dwelling and shall not be used for any commercial purpose which may generate additional traffic and vehicle movements which have not been assessed. Reason: To ensure that adequate parking and manoeuvring provision are retained on site.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council