

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

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Your ref: 03.25.0501
Our ref: 03.25.0501
Date: 15.07.2026

For the attention of Emily Pickup

Planning Application No: 3/2026/0501

Proposal: Proposed part conversion of the integral garage to a habitable room and associated external alterations.

Location: 41 Dogwood Lane Barrow BB7 9GG

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

With ref. Drawing 2617-01 Proposed site plan shows that the required 3 parking spaces for this proposal can be achieved within the curtilage of the property. This meets parking standards requirements.

With ref. Planning statement 6.4 Highways & Planning submitted, the statement acknowledges that the garage space is substandard for the parking of a motor vehicle, therefore, no longer a garage, the proposed drawing needs amending to show this.

There is no objection to the proposal subject to the above comments being noted and the following:

Condition

- The parking areas must be constructed of a bound porous material and created before first occupation up until the life time of the dwelling exists in their proposed state. Reason: To ensure that satisfactory parking is provided before the dwelling hereby permitted becomes operative.

Informative Note

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must complete the online quotation form found

on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roadsparking-and-travel/roads/vehiclecrossings.aspx>.

Kind regards

Tahira

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

