

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

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Your ref: 03.25.0874
Our ref: 03.25.0874
Date: 16.01.2026

For the attention of Lucy Walker

Planning Application No: 3/2025/0874

Proposal: Proposed first floor extension, balcony and front porch.

Location: Woodlands Farm Hothersall Lane Hothersall PR3 2XB

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

There is no change in parking standard requirements for this proposal, and there is no change to the existing parking arrangement with this proposal.

There is no objection to the proposal subject to the following condition.

Condition

The first-floor private gym 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.

Kind regards

Tahira

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