

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

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Your ref: 03.26.0010  
Our ref: 03.26.0010  
Date: 22.01.2026

**For the attention of Lucy Walker**

**Planning Application No: 3/2026/0010**

**Proposal: Proposed extension to the garage to create a two-storey addition to the side of the house. Conversion of garage to living accommodation.**

**Location: 112 Clitheroe Road Whalley BB7 9AQ**

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

There is a loss of a garage with this proposal. It is noted that the car parking is increased to the external area (ref. application form). The extension of the drive to create further parking should be constructed in a bound porous material.

There is no objection providing the 3 parking spaces required for this size of dwelling can be achieved within the curtilage of the property.

It must be noted that public right of way FP0347017 should not be obstructed during construction works.

**Condition**

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

Kind regards

Tahira

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

**Lancashire County Council**  
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