

Ribble Valley Borough Council  
Planning Section  
Council Offices  
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Your ref: 03.26.0156  
Our ref: 03.26.0156  
Date: 09.04.2026

**For the attention of Anna Robinson**

**Planning Application No: 3/2026/0156**  
**Grid Ref: 361921 443107**  
**Proposal: Proposed detached garage.**  
**Location: Highfield Garstang Road Chipping PR3 2QH**

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

It is noted that this is a re-consultation application.

With ref. to Proposed Garage Plans, Site and Elevations PL.01, Project No. 26.11, Feb 2026, submitted, there is no objection to the proposal subject to the following condition.

**Condition**

The 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