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Your ref: 03.26.0177  
Our ref: 03.26.0177  
Date: 23.03.2026

**For the attention of Maya Cullen**

**Planning Application No: 3/2026/0177**

**Grid Ref: 360412 439413**

**Proposal: Proposed conversion of existing garage to form a garden room.**

**Location: Moss Gate Barn Moss Side Lane Thornley PR3 2ND**

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

There is a loss of a garage with this proposal, therefore, a loss of a parking space. Providing the parking spaces accord with parking standard requirements, that is, dwellings with 4+ bedrooms should provide three off street parking spaces. The spaces should each measure 4.8m in length and 2.4m in width, where a parking space is located adjacent to a fence or similar obstruction, an additional width of 0.6m is required to facilitate access to the vehicle.

Should the parking standards requirements be met then the application is unlikely to impact on the highway network or its users. There is no objection to the proposal subject to the above comments and the following condition.

### **Condition**

- The garden room hereby approved shall be kept available for the enjoyment of the household and shall not be used for any use. Reason: To ensure that adequate parking provision is retained on site.

Kind regards

Tahira

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

Lancashire County Council

